



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, LAURA McSWAIN AND TODD NIGRO

EXCUSED: MEMBER BYRON GOYNES

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., CHRIS KNIGHT – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN TRUESDELL called the Briefing to order at 5:38 P.M.

DAVID CLAPSADDLE, Planning and Development, summarized the following items:

<u>Item</u>	<u>Case Number</u>	<u>Action</u>	<u>Reason</u>
17	GPA-1301	Abeyance to 2/13/2003	Amend Request
18	ZON-1300	Abeyance to 2/13/2003	Amend Request
19	SDR-1299	Abeyance to 2/13/2003	Amend Request
20	GPA-1313	Abeyance to 2/13/2003	Hold Neighborhood Meeting
21	ZON-1315	Abeyance to 2/13/2003	Hold Neighborhood Meeting
22	GPA-1322	Abeyance to 2/13/2003	Resolve Concerns
23	ZON-1325	Abeyance to 2/13/2003	Resolve Concerns

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 9, 2003 Planning and Development Department BRIEFING

<u>Item</u>	<u>Case Number</u>	<u>Action</u>	<u>Reason</u>
24	SDR-1265	Abeyance to 2/13/2003	Resolve Concerns
39	SUP-1294	Abeyance to 1/23/2003	Additional Application Needed
40	VAR-1295	Abeyance to 1/23/2003	Additional Application Needed
45	VAR-1305	Abeyance to 2/13/2003	Resolve Development Issues

ITEM 3 – TMP-1328

MR. CLAPSADDLE said the Staff Report should have indicated 62 lots instead of 77 lots.

ITEM 6 – EOT-1314

COMMISSIONER GALATI noted that in the Staff Report it references a 1984 action of an approval of Atrium Gardens 6 under Item 6. He thought that should have been under Item 4.

ITEM 13 – SDR-1262

MR. CLAPSADDLE stated that Condition 2 should be amended to 18 feet to the garage and 14 feet to the house. That is a minor change so staff would agree to those setbacks.

ITEM 16 – SDR-1289

MR. CLAPSADDLE announced that staff will be suggesting a new condition pertaining to the wall height and type of wall along the south property line. DAVID GUERRA, Public Works, said that he will also be adding a new condition when this item is heard at the regular meeting to follow.

ITEM 35 – SDR-1336

MR. CLAPSADDLE advised that Condition 7 should be amended to insure that the landscaping and sidewalk cross sections along Tee Pee Lane shall conform to Town Center standards. This site is not within Town Center, but on the east side of Tee Pee Lane it is.

ITEM 38 – SDR-1278

MR. CLAPSADDLE suggested amending Condition 1 to insure that the landscaping along Las Vegas Boulevard will conform to the Downtown Centennial Plan. The applicant has agreed to that amended condition.

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 9, 2003 Planning and Development Department BRIEFING

ITEM 43 – VAR-1286

MR. CLAPSADDLE said the applicant would like the item moved forward because he has to get to work..

ITEM 44 – VAR-1296

MR. CLAPSADDLE explained that part of this application is for a carport and part is an existing shed. If it is a proposed carport it is Planning Commission Final Action. If it is an existing shed, it should go to the City Council just like a Special Use Permit. Perhaps two separate actions should be taken on this item.

ITEM 53 – SDR-1402

MR. CLAPSADDLE said that Condition 1 should be amended to SUP-1403 from ZON-1403. Also, Condition 4 should have the following added: *and a multi-use transportation trail along the south side of Lake Mead Boulevard.*

ITEM 60 – SDR-1326

MR. CLAPSADDLE stated that in regard to Condition 2 the reference to the trail along Tenaya Way should be removed as the trail will be along Pioneer Way instead.

ITEM 62 – TXT-1269

MARGO WHEELER, Planning and Development, stated this item was held in abeyance from the last meeting. There are no changes to the Ordinance. A City Council member is sponsoring it and his liaison is present to answer any questions in regard to the Ordinance. The Councilman wants action to be taken at the regular meeting as this has already been scheduled for the City Council agenda.

OTHER ITEMS:

CHAIRMAN TRUESDELL stated that staff has asked that if any Commissioners wish to attend the APA conference in Denver, Colorado to contact MR. GENZER'S office. MR. GENZER added that the early registration deadline is Friday, 1/17/2003, so his office would need to know by Wednesday, 1/15/2003, who might want to attend that conference so arrangements can be made.

BRIEFING ADJOURNED AT 5:45 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by ROBERT GENZER, DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., CHRIS KNIGHT - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., KATRINA MADSEN - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

SUBJECT:

Approval of the minutes of the December 5, 2002 Planning Commission Meeting

MOTION:

EVANS – APPROVED with Briefing amended to indicate that COMMISSIONER EVANS was in attendance - UNANIMOUS

MINUTES:

COMMISSIONER McSWAIN wondered if the 12/5/2003 minutes were shortened. LINDA OWENS, Clerk, said the format of the minutes was changed a few months previously, but there has not been any attempt to shorten the verbiage. CHAIRMAN TRUESDELL explained that the minutes are only a summary of what transpired at the meeting. DEPUTY CITY ATTORNEY BRYAN SCOTT added that the complete record would be a verbatim transcript, which can be done by the tapes in the City Clerk's Office. The minutes are just a synopsis of what transpired at the meeting.

There was no further discussion.

(6:01)

1-61



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-1259 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 5 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 77 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] PROPOSED: PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 1 – TMP-1259

CONDITIONS:

Planning and Development

1. Upon submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised plan depicting the required landscaping for the trail and open space area, shall be approved by the Planning and Development Department.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-1120] and the Lone Mountain West Master Plan Development Standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Extend public sewer to the northwestern corner of this development to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route or any proposed route deviations with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 1 – TMP-1259

CONDITIONS – Continued:

8. Dedicate appropriate public street right-of-way to provide legal public access to existing parcels west of this site. Coordinate with the Development Coordination section of the Department of Public Works to determine appropriate right-of-way; all required dedications shall be shown on the Final Map.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1123 and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-1319 - AVENTINE/BARADA - TOWN VENTURES, LIMITED LIABILITY COMPANY ON BEHALF OF PAGEANTRY HOMES - Request for a Tentative Map FOR A 346-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 20.45 acres adjacent to the southwest corner of Gilcrease Avenue and Fort Apache Road (APNs: 125-18-601-002, 003, and 004) , U (Undeveloped) Zone [TC (Town Center) under Resolution of Intent to TC (Town Center) Zone [M-TC (Medium Density Residential) Town Center designation], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

1-280

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 2 – TMP-1319

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0057-02(1)] and the Town Center Development Standards. The multi-use transportation trail shall be 10 feet wide, five feet from the street curb.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. Public drainage easements must be common lots or private streets to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. Site development to comply with all applicable conditions of approval for Z-57-02 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-1328 - IRON MOUNTAIN RANCH VILLAGE 3 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 62-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 39.40 acres adjacent to the northwest corner of Bradley Road and Grand Teton Drive (APN: 125-12-401-002), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD2 (Residential Planned Development-2 Units per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, stated that the Staff Report should be amended to indicate 62 lots rather than 77 lots.

(6:11 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 3 - TMP-1328

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0016-98] and the Iron Mountain Ranch Residential Planned Development Master Plan. The required trails along Grand Teton Drive and Bradley Road shall be constructed in conformance with Exhibit 1 of the Master Plan Transportation Trails Element.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site. Also dedicate an appropriate 25 foot radius at the northwest corner of Bradley Road and Grand Teton Drive.
7. Construct half-street improvements including appropriate overpaving, if legally able on Bradley Road and Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Additionally, construct and landscape median islands in Grand Teton Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 3 – TMP-1328

CONDITIONS – Continued:

8. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
9. Submit an Encroachment Agreement for all landscaping located in the Grand Teton median islands adjacent to this site prior to occupancy of this site.
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of a Final Map for this site.
12. Site development to comply with all applicable conditions of approval for Z-0016-98 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-1331 - SILVERSTONE RANCH PARCEL 11 AND 12 - PN II, INC. DBA PULTE HOMES - Request for a Tentative Map for a 125-lot single-family residential development on 24.10 acres generally located north of Cupp Drive, east of Buffalo Drive (APN: 125-10-110-012 and 125-10-510-006), R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 Mack.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development, said Condition 2 should be deleted on this item.

(6:11 – 6:12)

1-280

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 4 - TMP-1331

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. An equestrian trail is required along the north side of vacated Iron Mountain Road. Accordingly, the trail shall be provided with a 7.5-foot wide decomposed granite or chat path with five-foot amenity zones on each side of the path.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] and the Plan Development Standards.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 4 - TMP-1331

CONDITIONS – Continued:

10. Site development to comply with all applicable conditions of approval for Z-0075-91 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EOT-1287 - MADRE MESA - Request for an Extension of Time on an approved Rezoning (Z-0079-00) FROM: R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 3.05 acres adjacent to the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be heard by the City Council on 2/5/2003. After Item 11 was heard, CHAIRMAN TRUESDELL announced this item would not be heard on 2/8/2003 as originally announced.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 5 – EOT-1287

CONDITION:

Planning and Development

1. Conformance to all applicable conditions of approval for General Plan Amendment (GPA-0025-00) and Site Development Plan Review [Z-0079-00(1)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EOT-1314 - CLARENCE BOTT ON BEHALF OF DISTINCTIVE HOMES - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0079-98) FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 16.19 Acres on the south side of Tropical Parkway, approximately 220 feet east of Jones Boulevard (APN's: 125-25-301-004 and 005), [PROPOSED USE: 37 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION], and a Reinstatement and Extension of Time on an approved Rezoning (Z-0057-99) from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) on 0.92 Acres at 5834 Rowland Avenue (APN: 125-25-301-005), PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be heard by the City Council on 2/5/2003. After Item 11 was heard, CHAIRMAN TRUESDELL announced this item would not be heard on 2/8/2003 as originally announced.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 6 – EOT-1314

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on November 17, 2005.
2. Conformance to the conditions of approval for Z-0079-98, Z-0057-99 and all site-related actions, as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EOT-1332 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0084-99) FROM: R-E (Residence Estates) Zone TO: C-M (Commercial/Industrial) Zone on 1.73 acres adjacent to the south side of Bonanza Road, approximately 125 feet east of Clarkway Drive (APN: 139-28-401-011 and 012), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be heard by the City Council on 2/5/2003. After Item 11 was heard, **CHAIRMAN TRUESDELL** announced this item would not be heard on 2/8/2003 as originally announced.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 7 – EOT-1332

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on April 5, 2003 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0084-99), Site Development Plan Review [SDR-1334) and all other subsequent site related actions.

Public Works

3. Dedicate an additional 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site within 90 days of approval of this extension of time or development of site, whichever may occur first. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0084-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-1076 - NEVADA HOMES GROUP - Petition to Annex property generally located on the eastside of Durango Drive, 330 feet north of Grand Teton Drive containing approximately 5.11 acres (APN: 125-09-401-005), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

COMMISSIONER GALATI noted in the applicant's letter that they may be returning with a rezoning request for eight (8) units to the acre. That may be too many units in this location.

(6:11 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-1306 - RICHARD WALL - Petition to Annex property generally located on the southwest corner of Log Cabin Way and Campbell Road containing approximately 2.5 acres (APN: 125-05-302-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - **UNANIMOUS** with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-1343 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY - Petition to Annex property generally located on the south side of Corbett Street, east and west of Bronco Street, containing approximately 3.74 acres (APN: 125-26-706-003 and 125-26-707-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 through 10 subject to conditions with Item 3 amended to indicate 62 lots in the Staff Report and Condition 2 deleted - UNANIMOUS with McSWAIN abstaining on Item 3 as KB Home is a client of her firm and Item 7 as Ahern Rentals is a vendor of her firm

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:12)

1-280

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

SWAIN – APPROVED – Motion carried with EVANS voting NO and TRUESDELL abstaining as this involves a client of his firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open, but after it was determined that a client of his firm is involved in this application, he announced he would be abstaining

KYLE WALTON, Planning and Development, stated that in Town Center there have been a balance of uses that have been established through the creation of the Town Center and the Northwest Sector Plan and later on the Centennial Hills Sector Plan. The balance was created so that there are specific types of uses that are needed for the area north of Cheyenne Avenue. There is a limited amount of space in terms of Light Industrial type areas. This parcel will remove more than a quarter of what is planned for the Light Industrial in the northwest. There is no other Light Industrial planned north of Cheyenne Avenue except this area in Town Center. Staff wants to maintain the balance that has been created. No development has taken place in this area. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 11 – GPA-0039-02

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent John Ritter and the Focus Commercial Group. This will promote the overall success of Town Center by providing some well-designed residential. The EC-TC (Employment Center – Town Center) is not limited to Light Industrial or traditional employment type centers. He indicated on the monitor the location of some intense commercial and industrial uses such as auto repair shops, heavy equipment sales and services, thrift shops, veterinarian hospitals, and transportation maintenance facilities. This is the entryway to Town Center on the north. It does not have good access for a large distribution type of center. There is no interchange off the freeway. Any truck traffic has to come from the south. The west and north sides of Tee Pee Lane are for residential uses. Providing a buffer between the freeway and those uses is a good idea.

Secondly, minor auto repair garages, auto sales, boat and R-V sales, homeless shelters, are not limited to the UC-TC (Employment Center - Town Center) designation. However, those uses may not be appropriate on this site.

Thirdly, corporate offices, hospitals, resorts and hotels, large retail users, post offices, scientific research facilities, and stadiums are in employment centers and allowed throughout Town Center.

TODD FARLOW, 240 North 19th Street, appeared in protest. He wondered where there are better employment centers. The applicant has indicated this request is not contrary to the Town Center goal, and he did not feel that was accurate.

COMMISSIONER McSWAIN wondered where this request would be better suited. ATTORNEY FIORENTINO responded that there is property in the northwest, some north of Cheyenne Avenue and some south of Cheyenne Avenue, in the Montecito properties, and along Durango Drive and the frontage roads, which are better suited for employment centers. For heavy equipment and outside storage sales, there does not seem to be an appropriate area in Town Center.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 11 – GPA-0039-02

MINUTES – Continued:

COMMISSIONER GALATI asked if it was intended that this type of employment center would be similar to the City of Las Vegas Technology Park in Town Center. CHRIS KNIGHT, Planning and Development, noted that the intent of the employment center was to provide the supporting types of heavier uses for the businesses in Town Center. Town Center is to provide all the commercial needs for a 56 mile area. There is no other place in the northwest for these types of uses. He did not feel that challenging the kinds of uses in the employment center land use category is a justification for introducing a new land use district. Rather than changing the land use district, it would be beneficial to look at the uses in the employment center and refine them. This proposed residential land use would be abutting other EC (Employment Center - Town Center) uses in areas that are designated as EC (Employment Center - Town Center). That would create a conflict between those heavier uses and the residential that would be established.

COMMISSIONER GALATI then asked if there are uses in Town Center that could support some RD uses. MR. KNIGHT thought this area is where those uses should be permitted. General Commercial and Suburban Mixed Use have different characteristics and none of them fit the characteristics of allowing technology park kinds of uses.

COMMISSIONER GALATI felt that the City of Las Vegas Technology Park works well because it is at an interchange at Cheyenne Avenue and has good access. He was concerned as to how large trucks would access this property.

MR. KNIGHT noted that there are some interchanges being planned along I-95 that might address traffic patterns in the northwest.

ATTORNEY FIORENTINO added that the Focus Commercial Group is working on a plan for another area in the northwest. That plan will be coming before the Planning Commission in the next couple of months. It will involve a research center. Converting this property to housing would be providing a good employment base in Town Center.

COMMISSIONER McSWAIN pointed out that this proposal would just be changing a tip of this land, so a significant portion would have uses that might not be appropriate. ATTORNEY FIORENTINO said that on the north side of Grand Teton Drive there are some of the same challenges with the RD type of developments similar to this subject parcel. South of Grand Teton Drive would not be a good area for auto dealerships, heavy industrial, outside storage, etc.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 11 – GPA-0039-02

MINUTES – Continued:

MR. KNIGHT thought it might be appropriate for staff to review the uses in the EC-TC (Employment Center – Town Center) area. The access issue could also be taken into consideration. That type of study would take staff approximately six months to complete.

DAVID GUERRA, Public Works, added that Public Works has done approximately 30% of the design for an interchange at Horse Drive and US-95. The subject property is close to that area.

COMMISSIONER GALATI pointed out that 76 acres of EC-TC (Employment Center - Town Center) will be left if this is approved. MR. KNIGHT said the total acreage of Town Center is around 2,500 acres.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(6:20 – 6:44)

1-560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-1260 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY
- Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) of 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 5 amended as follows:

- *Extend public sewer to the west edge of this site in Grand Teton Drive at a location and depth acceptable to the City Engineer concurrent with development of this site -*

UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was before the Planning Commission on 12/19/2002. At that time, the application was for 77 lots and included a Variance to reduce the amount of open space required by the code. The revised plan shows a subdivision of 77 lots and no Variance for open space. This project has been redesigned to meet the open space criteria of the code. The pocket park in the middle is about 40,000 square feet in

PLANNING COMMISSION MEETING OF JANUARY 9, 2003

Planning & Development Department

Item 12 – ZON-1260

MINUTES – Continued:

area, which exceeds the standard in the code. The density is 7.47 units per acre. It conforms to the ML (Medium-Low Density Residential) designation in the code. The average lot size is about 3,150 square feet. In the interior are 39-foot wide private streets. There is a multi-use trail along the south side of Grand Teton Drive that will need to be depicted on the Tentative Map. Condition 2 in Item 13 should be amended to have the setbacks 18 feet to the garage and 14 feet to the house. Staff recommended approval subject to the conditions.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She agreed to staff's conditions, as well as the amended Condition 2. She requested Condition 5 in Item 12 [ZON-1260] to read as follows: *Extend public sewer to the west edge of this site in Grand Teton Drive at a location and depth acceptable to the City Engineer concurrent with development of this site.* DAVID GUERRA, Public Works, agreed to that amendment.

TODD FARLOW, 240 North 19th Street, appeared in protest. At the City's Recommending Committee on the 2020 Master Plan Conservation Element, Planning Commission and City Council meetings he questioned the implications and was advised everyone was in agreement. The Conservation Element was based on the 1978 National Energy Conservation Act passed by Congress. That Act states that the orientation of the homes should be faced south. The objective of that Act is to improve the efficiency of energy in local residential projects in order to reduce the overall demand for electric power and natural gas resources. It was stated by a speaker at the City Council meeting yesterday that if homes are not energy efficient they would be difficult to sell. That is true to a certain extent, but in addition, the more generators that are brought into the area the more coal dust is being put into the air. Another individual at the City Council meeting said they intend to meet the code requirements. However, the Conservation Element states that energy efficiency should be raised. He wondered if this project is going to meet the studies that are based upon so many kilowatts per square foot. The homes being built now do not come close.

CHAIRMAN TRUESDELL responded that the Commissioners backup material does not provide information on energy efficiency of any house. This application is for a zoning and design review.

MS. DREJA assured the Commissioners that the developer will meet building codes, which is updated frequently to include new energy concerns.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 12 – ZON-1260

MINUTES – Continued:

COMMISSIONER EVANS thought the orientation of the houses should be a concern of the Planning Commission. COMMISSIONER GALATI felt that three-quarters of the houses are oriented north/south on this plan. Many developers are starting to design Energy Star rated homes in Las Vegas. That requires every house to be tested. Correct ventilation also needs to be taken into consideration.

COMMISSIONER NIGRO felt energy efficient homes need to be looked at from an affordability standpoint and planning standpoint.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [ZON-1260] and Item 13 [SDR-1262] was held under Item 12 [ZON-1260].

(6:44 – 6:57)

1-1420

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. The density shall not exceed 8.0 dwelling units per acre.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive, 50 feet for Grand Teton Drive and a 54 foot radius in the southeast corner of Grand Canyon Drive and Grand Teton Drive prior to the issuance of any permits.
5. Extend public sewer to the south edge of this site in Grand Canyon Drive at a location and depth acceptable to the City Engineer concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 12 – ZON-1260

CONDITIONS – Continued:

6. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
7. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive and Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 12 – ZON-1260

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-1262 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review for a proposed 77-LOT SINGLE FAMILY DETACHED SUBDIVISION on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 2 amended to 14-foot setback to the front of the house and 18 feet to the garage – **UNANIMOUS** with McSWAIN abstaining as the applicant is a client of her firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was before the Planning Commission on 12/19/2002.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 13 – SDR-1262

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [ZON-1260] and Item 13 [SDR-1262] was held under Item 12 [ZON-1260].

(6:44 – 6:57)
1-1420

CONDITIONS:

Planning and Development

1. The City Council shall approve the Rezoning application (ZON-1260) to R-PD8 (Residential Planned Development – 8 Units Per Acre) zoning district on this site.
2. The setbacks for this development shall be a minimum of 18-feet to the front of the house and garage, 10-feet on the corner side, 5-feet on the side, and 10-feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
3. The Tentative Map shall depict the required 20-foot wide Multi-Use Transportation Trail along the Grand Teton Drive frontage, for trail purposes in accordance with Map two of the Trails Element of the Master Plan.
4. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
5. The maximum building height allowed shall not exceed 2 stories or 35 feet.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 13 – SDR-1262

CONDITIONS – Continued:

7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 13 – SDR-1262

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for ZON-1260 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1292 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.09 acres adjacent to west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

87

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition Submitted At Meeting In Opposition

MOTION:

McSWAIN – APPROVED – Motion carried with QUINN voting NO

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this is an infill parcel that has been vacant for a long time. It is a good transition between the Medium Density Residential to the north, Buffalo Highland Apartments, and from the R-1 (Residential) to the south. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 14 – GPA-1292

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the developer, Maury Abrams Company. They are a long time developer, owner and manager of residential properties in the Valley. They have numerous properties in this vicinity, including the property that is immediately adjacent on the north. When he was first involved with this case he thought that this parcel had a split master plan designation with the portion north of the channel being multi-family and the south portion single family. But he discovered that the whole property is master planned for single family residential. There is multi-family to the north, west and east of this site. It is impossible to develop homes on the north side of the channel because they are cut off from the rest of the parcel by the channel. They have met with the neighbors and have attempted to design this site that would meet their approval.

The existing access on Cimarron Road will be utilized. There will not be an access on Tomsik Street or Windrush Avenue as the neighbors requested. The buildings will all be single story. They agreed with the neighbors to provide an eight-foot high decorative block wall. The homes immediately to the south face Windrush Avenue. There is a substantial setback from the street. They told the neighbors that they would seek City approval to post No Parking signs on the north side of Windrush Avenue and on the east side of Tomsik Street. They exceed the guest parking requirements. They also said they would seek approval to post No Truck signs on those two streets. He agreed with staff's conditions as well as the amended conditions.

AL BERG, 1317 Feather Crest Court, appeared in protest. When he purchased his house in 1994 he was told that all the adjacent vacant property would be developed residential. Approximately two and a half years ago a church was proposed on this property, but never constructed. He was concerned that this would devalue his property. It should be developed as L (Low Density Residential).

JERRY ELERICK, 8225 Windrush Avenue, appeared in protest. Apartments are primarily on the major section roads in this area. He was told this property would not be developed as apartments when he purchased his home. He was concerned about safety. The parking situation at the existing Buffalo Highlands property is horrendous. He did not feel the announcement of this request was widely distributed.

SPENCER CORTES, 8223 Windrush Avenue, appeared in protest. He was concerned about the value of his home.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 14 – GPA-1292

MINUTES – Continued:

MARY PICKETT, 1424 Awesome Court, appeared in protest. Her home backs onto Cimarron Road, half a block from these proposed apartments. There are handicapped persons in her home and they want to live in an area with very little traffic. They are already having problems with people throwing objects over the wall. There is no reason to change this neighborhood.

MIKE POTOCKI, 8205 Windrush Avenue, appeared in protest. This is a problem parcel, but there is no need to put 52 apartments on it. He was concerned about the traffic and parking, particularly large vehicles. He submitted pictures of the area, as well as a petition. The density is inappropriate.

KIM ELERICK, 8225 Windrush Avenue, appeared in protest. Prior to purchasing their home they looked into areas where they would not have to live near apartments. This will devalue her home and could cause a security problem. It would be difficult for Cimarron Avenue to handle the traffic from 52 apartments. She heard there is a backup offer on this property to build single-family homes.

GHASSAN MISHREFI, 8221 Windrush Avenue, appeared in protest. Apartments should be on major streets because they will increase the traffic and devalue the homes.

BARBARA LINDQUIST, 1304 Feather Crest Court, appeared in protest. Her house abuts Tomsik Street and has been vandalized due to the increased traffic on Windrush Avenue and Tomsik Street. Her home is in Section 10, which is custom, high-end homes. This project will devalue her home.

PAUL MILLER, 8301 Windrush Avenue, appeared in protest. He is comfortable in his neighborhood. He checked the zoning on this land prior to purchasing his home and was told it was zoned for single family residential.

CHRISTINE BARTLETT, 8217 Windrush Avenue, appeared in protest. Her property looks onto this vacant lot. She would like to have this land developed, but not with apartments. Not everyone in the area received notification of this proposal.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 14 – GPA-1292

MINUTES – Continued:

GENE TRAVIS, 8201 Windrush Avenue, appeared in protest. He was fearful this project would turn into a slum in future years similar to other parts of the country because of people living so close together. When apartments are built, people tend to move out of the area and then the area goes down. The zoning should remain as it is at the present time.

TODD FARLOW, 240 North 19th Street, appeared in protest. It appears that there is a natural boundary to the north of this parcel, which would be ideal for cul-de-sacs, instead of these apartments.

FRASIER SMITH, 3571 Redrock Avenue, appeared in order to represent the owner of the two and a half acres on the south. That owner is going to have his property subdivided into eight residential lots with a sales price of approximately \$36,000. There seems to be a shortage of single-family land in this area. There is a traffic and parking problem in the area and this will increase that situation.

ATTORNEY FIORENTINO appeared in rebuttal. This is a difficult parcel to develop because it is bisected by a channel. These apartments will be primarily occupied by seniors. The developer maintains their properties very well. These projects do not decrease the surrounding property values if they are done right. Many of the Buffalo Highlands projects were constructed prior to homes being built next to them. This developer is trying to create a better parking situation.

CHAIRMAN GALATI was surprised to see so many residents objecting to this project. He lives across from apartments and never experienced any security risks. This is a difficult piece to develop because of the way the property is bisected. With no traffic onto Tomsik Street or Windrush Avenue and all the traffic concentrated onto Cimarron Road, the development is more appealing. He felt this project has merits, but was also concerned about the neighbors.

COMMISSIONER McSWAIN asked what impact the channel will have on the developable acreage. ATTORNEY FIORENTINO responded that the channel has to serve as a drainage facility. In addition, there is a Nevada Power Company easement running through the parcel where only open space, walkways and common courtyards can be built on top of it. There cannot be any driveways or houses on top of the channel. The property north of the channel should be taken into consideration. About a third of the property is affected by the channel.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 14 – GPA-1292

MINUTES – Continued:

COMMISSIONER McSWAIN noted that this is an infill piece, there are apartments along this area of Charleston Boulevard for a long time, and most of the complaints are due to the apartment projects that straddle this parcel. She asked if the large rigs are being parked in the vacant parcel. ATTORNEY FIORENTINO thought those rigs are parking on all three sides of the subject vacant parcel. COMMISSIONER McSWAIN felt this project could cure some of the parking problems. The City has an obligation to allow owners to develop their properties.

CHAIRMAN TRUESDELL was concerned about the opposition to this project. This developer has built very nice low density multi-family projects in other locations of the valley. This is not the typical multi-family development. All the traffic will access this project through an existing driveway. Perhaps the truck parking can be mitigated. He lives next to apartments, as well as single-family residences, and does not find that to be a problem.

COMMISSIONER GOYNES did not feel this project could be compared to slums in other parts of the country. Those are primarily high-rise apartments. The City does not seem to receive complaints from the existing apartments. This is compatible with the area. He liked the fact that this project will be single story and the majority of the residents will be senior citizens.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 15 [ZON-1291] and Item 16 [SDR-1289] for further discussion.

(6:57 – 7:49)

1-1920

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1291 - DAYBREAK CHRISTIAN FELLOWSHIP INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), PROPOSED USE: APARTMENT COMPLEX, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

87

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition Submitted At Meeting In Opposition (See Item 14 [GPA-1292])

MOTION:

McSWAIN – APPROVED subject to conditions - Motion carried with QUINN voting NO

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a proposal for 52 single story apartments. It is an extension of the apartment complex to the north, which has 31 units. There are no overlay districts, no trails, no special districts involved with this application. The Nevada Power Company easement that goes through the site can be incorporated as part of the open space calculation. Access is limited to the existing driveway to Buffalo Highlands. There are no additional curb cuts to Cimarron Road or proposed access to Tomsik Street. All the units have

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 15 – ZON-1291

MINUTES – Continued:

an attached garage in groups of four or more. There are no waivers being requested. Condition 8 in Item 16 should be amended as follows: *Wall along the south property line shall be a decorative block wall a minimum of eight feet in height with at least 20% contrasting materials. All other walls shall be constructed in accordance with the approved site plan. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.* Staff recommended approval subject to the amended conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the developer, Maury Abrams Company.

Protestants:

AL BERG, 1317 Feather Crest Court

JERRY ELERICK, 8225 Windrush Avenue

SPENCER CORTES, 8223 Windrush Avenue

MARY PICKETT, 1424 Awesome Court

MIKE POTOCKI, 8205 Windrush Avenue

KIM ELERICK, 8225 Windrush Avenue

GHASSAN MISHFERI, 8221 Windrush Avenue

BARBARA LINDQUIST, 1304 Feather Crest Court

PAUL MILLER, 8301 Windrush Avenue

CHRISTINE BARTLETT, 8217 Windrush Avenue

GENE TRAVIS, 8201 Windrush Avenue

TODD FARLOW, 240 North 19th Street

FRASIER SMITH, 3571 Redrock Avenue, appeared in order to represent the owner of the two and a half acres on the south.

There was no further discussion.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 15 – ZON-1291

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 14 [GPA-1292] and Item 16 [SDR-1289] for further discussion.

(6:57 – 7:49)

1-1920

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1292) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate appropriate right-of-way for a total street width of 51 feet on Windrush Avenue and Tomsik Avenue adjacent to this site, also dedicate a 15 foot radius corner at the northeast corner of Tomsik Street and Windrush Avenue and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits.
5. Construct all incomplete and half-street improvements on Cimarron Road, Windrush Street and Tomsik Street adjacent to this site concurrent with development of this site. Remove temporary improvements, if any, and replace with permanent improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 15 – ZON-1291

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 15 – ZON-1291

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1289 - DAYBREAK CHRISTIAN FELLOWSHIP INC. - Request for a Site Development Plan Review FOR A PROPOSED APARTMENT COMPLEX on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

87

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition Submitted At Meeting In Opposition (See Item 14 [GPA-1292])

MOTION:

McSWAIN – APPROVED subject to conditions amended as follows:

Condition 8:

- *Wall along the south property line shall be a decorative block wall a minimum of eight feet in height with at least 20% contrasting materials. All other walls shall be constructed in accordance with the approved site plan. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated; and,*

Additional Condition:

- **Submit a written request to the City Traffic Engineer to eliminate on-street parking on Windrush Avenue and Tomsik Street adjacent to this site prior to the issuance of permits for this site. The developer of this site shall be financially responsible to post any street as No Parking –**

MOTION carried with QUINN voting NO

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 16 – SDR-1289

MOTION – Continued:

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, gave the staff report for Items 15 and 16 under Item 15.

DAVID GUERRA, Public Works, requested an additional condition as follows: *Submit a written request to the City Traffic Engineer to eliminate on-street parking on Windrush Avenue and Tomsik Street adjacent to this site prior to the issuance of permits for this site. The developer of this site shall be financially responsible to post any street as No Parking.*

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the developer, Maury Abrams Company.

Protestants:

AL BERG, 1317 Feather Crest Court

JERRY ELERICK, 8225 Windrush Avenue

SPENCER CORTES, 8223 Windrush Avenue

MARY PICKETT, 1424 Awesome Court

MIKE PITOKI, 8205 Windrush Avenue

KIM ELERICK, 8225 Windrush Avenue

GHASSAN MISHFERI, 8221 Windrush Avenue

BARBARA LINDQUIST, 1304 Feather Crest Court

PAUL MILLER, 8301 Windrush Avenue

CHRISTINE BARTLETT, 8217 Windrush Avenue

GENE TRAVIS, 8201 Windrush Avenue

TODD FARLOW, 240 North 19th Street

FRASIER SMITH, 3571 Redrock Avenue, appeared in order to represent the owner of the two and a half acres on the south.

There was no further discussion.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 16 – SDR-1289

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 14 [GPA-1292] and Item 15 [ZON-1291] for further discussion.

(6:57 – 7:49)

1-1920

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-1291] to R-PD12 (Residential Planned Development – 12 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 16 – SDR-1289

CONDITIONS – Continued:

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
14. Site development to comply with all applicable conditions of approval for ZON-1291 and all other subsequent site-related actions.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1301 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) and R (Rural Density Residential) TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – ABEYANCE of Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with GALATI, McSWAIN and QUINN abstaining as this project involves their firms

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 17 [GPA-13-01], Item 18 [ZON-1300] and Item 19 [SDR-1299] be held in abeyance to the 2/13/2003 Planning Commission meeting. Some issues need to be resolved. Staff has a letter from the applicant requesting the abeyance.

JASON JORJORIAN, Lucchesi Galati Architects, 500 Pilot Road, appeared on behalf of the applicant. He concurred that these items should be held in abeyance.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 17 – GPA-1301

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] was held under Item 17 [GPA-1301].

(6:05 – 6:06)

1-124

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1300 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: O (Office) on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – ABEYANCE of Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with GALATI, McSWAIN and QUINN abstaining as this project involves their firms

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 17 [GPA-13-01], Item 18 [ZON-1300] and Item 19 [SDR-1299] be held in abeyance to the 2/13/2003 Planning Commission meeting.

JASON JORJORIAN, Lucchesi Galati Architects, 500 Pilot Road, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 18 – ZON-1300

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] was held under Item 17 [GPA-1301].

(6:05 – 6:06)

1-124

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1299 - CORONADO BAY/SAHARA LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape planter island requirements and a waiver of the front lot line setback requirements FOR A PROPOSED 55,400 SQUARE FOOT OFFICE COMPLEX on 4.83 acres adjacent to the north side of Sahara Avenue, approximately 650 feet west of Buffalo Drive (APN: 163-04-805-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – ABEYANCE of Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with GALATI, McSWAIN and QUINN abstaining as this project involves their firms

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested Item 17 [GPA-13-01], Item 18 [ZON-1300] and Item 19 [SDR-1299] be held in abeyance to the 2/13/2003 Planning Commission meeting.

JASON JORJORIAN, Lucchesi Galati Architects, 500 Pilot Road, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 19 – SDR-1299

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-1301], Item 18 [ZON-1300] and Item 19 [SDR-1299] was held under Item 17 [GPA-1301].

(6:05 – 6:06)

1-124

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 20 [GPA-1313] and Item 21 [ZON-1315] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her brother-in-law works with Executive Development

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 20 [GPA-1313] and Item 21 [ZON-1315] be held in abeyance to the 2/13/2003 Planning Commission meeting. The applicant needs additional time to hold a neighborhood meeting to address concerns regarding the project. Staff has a letter from the applicant requesting the abeyance.

TERI LIVENGOD, Stantec Consulting, 7215 West Charleston Boulevard, appeared on behalf of Executive Development. Some issues need to be worked out with a neighbor that a 10 foot strip of land is being transferred to.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 20 – GPA-1313

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 20 [GPA-1313] and Item 21 [ZON-1315 was held under Item 20 [GPA-1313].

(6:06 – 6:09)

1-170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application –Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 20 [GPA-1313] and Item 21 [ZON-1315] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her brother-in-law works with Executive Development

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 20 [GPA-1313] and Item 21 [ZON-1315] be held in abeyance to the 2/13/2003 Planning Commission meeting.

TERI LIVENGOOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Executive Development.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 21 – ZON-1315

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 20 [GPA-1313] and Item 21 [ZON-1315 was held under Item 20 [GPA-1313].

(6:06 – 6:09)

1-170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1322 - TRAN NHU THI ON BEHALF OF PAGEENTRY COMMUNITIES -
Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] to the 2/13/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] be held to the 2/13/2003 Planning Commission meeting to attempt to resolve concerns on the design of the project. Staff has a letter from the applicant requesting the abeyance.

PETE LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada appeared on behalf of the applicant. He requested these items be held in abeyance.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 22 – GPA-1322

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] was held under Item 22 [GPA-1322].

(6:09 – 6:10)

1-220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1325 - TRAN NHU THI ON BEHALF OF PAGEENTRY COMMUNITIES -
Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) Zone on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-040-401-001) PROPOSED USE: OFFICE PARK, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] to the 2/13/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] be held to the 2/13/2003 Planning Commission meeting to attempt to resolve concerns on the design of the project.

PETE LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 23 – ZON-13225]

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] was held under Item 22 [GPA-1322].

(6:09 – 6:10)

1-220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1265 - TRAN NHU THI ON BEHALF OF PAGEANTRY COMMUNITIES -
Request for a Site Development Plan Review FOR A TWO-STORY OFFICE BUILDING on 5.15 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN: 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], PROPOSED: O (Office), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] to the 2/13/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] be held to the 2/13/2003 Planning Commission meeting to attempt to resolve concerns on the design of the project.

PETE LAAS, V Point, 1009 Whitney Ranch Drive, Henderson, Nevada appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 24 – SDR-1265

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-1322], Item 23 [ZON-1325] and Item 24 [SDR-1265] was held under Item 22 [GPA-1322].

(6:09 – 6:10)

1-220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1333 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) TO: MLA (Medium-Low Attached Density Residential) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

30

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GALATI - APPROVED - UNANIMOUS

To be heard by the City Council on 2/5/2003.

NOTE: COMMISSIONER McSWAIN disclosed that Crestdale Associates has not been a client of her firm for over a year and a half, so she will vote on this request.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated the density being requested is more than what currently exists. There is no justification to increase the density. The density of ML (Medium-Low Residential) is completely around this area. This site can be developed for the density that is now existing in this area of Queensridge. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 25 – GPA-1333

MINUTES – Continued:

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. This is a request for a residential project on 16.8 acres. It is generally located on Alta Drive, west of Rampart Boulevard, immediately west of the Badlands Clubhouse, and directly across the street from the Suncoast Casino. It has the Badlands Golf Course bordering it on the southern boundary and existing Queensridge residential development along the west.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. This parcel is presently master planned for SC (Service Commercial). The parcel is now between the Suncoast Casino, a country club, and low-density homes, which makes SC (Service Commercial) no longer appropriate for this site. What is needed is the kind of use that can mitigate between the intense resort use to the north and the low intensity residential use to the west. This is a resort single-family detached development. All the open space will be under an easement in favor of the whole association. The homes are primarily being sold as second residences at prices from \$300,000 to \$450,000.

ATTORNEY AMICK added that a couple of years ago there had been a proposal for a 300-unit time share condominium project which included a commercial spa, other recreational uses, and accessory commercial uses. That project consisted of four timeshare buildings that wrapped around the southern and western boundaries. Those buildings were four stories high and the density was approximately 18.0 units to the acre. This residential project does not have a commercial element and is half that density. This current proposal is all two-story units, detached, and a for-sale project. It is appropriate for this location. It is not the most family oriented project. There are no interior walls. All of the common area is maintained by the homeowners association. The typical lot size will be about 2,700 square feet. The individuals who purchase these homes will not want to maintain a large lot. The homes will be 2,200 to 2,600 square feet. The residents will have privileges at the Badlands Golf Course, including use of their parking lot and clubhouse. The residents will be part of the Master Queensridge Homeowners Association, pay dues to that association, and have access to their amenities.

The applicant held a neighborhood meeting and there were three persons that attended representing adjacent properties. Those persons only wanted to make sure that no one will be able to look into their back yards, which will not be a concern because of the grade difference. Another issue at that meeting was traffic. This project will have less traffic than a commercial project. If this site plan changes, it would have to come back to the City.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 25 – GPA-1333

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, was concerned about what would happen if this project fell through. DEPUTY CITY ATTORNEY BRYAN SCOTT assumed that the CC&R's will provide a method whereby the homeowners association could be dissolved if the majority of the homeowners preferred it. There would be no reason for the City to step in unless they were allowing the vegetation to die, etc. The internal workings of the community is dependent upon the residents.

DAVID CHAMBERS, 9312 Verlaine Court, appeared in protest. His property is at the end of a cul-de-sac where the living room looks into this property. He did not object to developing the subject property into single family residential, but the density is too high.

SALLY ASKIN, Queensridge, appeared in approval. This property is zoned for commercial, so this residential development would be more appropriate. She objected to attached homes. There could be a condition placed on this proposal for no on-street parking.

MACK DENESER appeared in support, but was concerned that the project will have the appearance of army barracks. The density is too high, but he prefers this to a timeshare project.

JOSEPH RIDEL, Queensridge, 9429 Queens Charlotte, appeared in approval. He has lived in his house for three years. He prefers this project over a timeshare project. If this becomes a part of Queensridge, it will be subject to their CC&R's, which does not allow driveway parking. Many homeowners thought this proposal was going to be developed as apartments, but when they knew exactly what was being proposed they were supportive. This project could reduce the monthly homeowners association dues.

ATTORNEY AMICK said the lots will be mapped individually with access granted to the open spaces. The CC&R's precludes residents from building walls. The City could be named in the CC&R's in case there are any changes.

COMMISSIONER McSWAIN did not feel that SC (Service Commercial) is appropriate on this property.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 25 – GPA-1333

MINUTES – Continued:

COMMISSIONER NIGRO stated that he was in support of the project. This is a unique alternative to a commercial or high-density timeshare project. His firm has built a similar project, which has been successful.

COMMISSIONER GALATI requested a condition that would not allow this project to be altered. This project is not very different from a condominium project along a golf course. Making it detached would reduce the open space. He suggested a condition requiring landscaping against the perimeter adjacent to the existing homes, a condition for no walls, and a condition that would require this project to come back before the Planning Commission if it changes.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 26 [ZON-1340], Item 27 [VAR-1342] and Item 28 [SDR-1341] for further discussion.

(7:49 – 8:38)

2-570

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1340 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

20

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and additional condition as follows:

- *The rezoning [ZON-1340] for this site is to be developed according to Site Development Plan Review [SDR-1341] -*

UNANIMOUS

To be heard by the City Council on 2/5/2003.

NOTE: COMMISSIONER McSWAIN disclosed that Crestdale Associates has not been a client of her firm for over a year and a half, so she will vote on this request.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 26 – ZON-1340

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated that if the General Plan Amendment were approved, this zoning request would be in conformance with that General Plan designation as the R-PD10 (Residential Planned Development - 10 Units per Acre) allows a density of up to 10.49 units per acre. The land to the south and east of this site is developed as a golf course and clubhouse and to the north across Alta Drive is the west parking lot of the Suncoast Casino. Land to the west of this site is currently developed as part of the Queensridge neighborhood. This site is currently approved for the development of a 300-unit timeshare and sports complex project. This rezoning is not appropriate in view of the fact that the adjacent land to the west is currently zoned R-PD7 (Residential Planned Development - 7 Units per Acre), which allows a density of 7.49 units per acre. The proposed density in the subject development is approximately 50% higher than that adjacent site and will not facilitate the intended buildable form of the MLA (Medium-Low Attached Density Residential) land use category, which is a clustered multi-unit form surrounded by a significant amount of open space, rather than dense single family units on small lots. This zoning will not require any transition of density within the site to reduce the impact on the lower density area immediately to the west. Staff recommended denial.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, was concerned about what would happen if this project fell through.

DAVID CHAMBERS, 9312 Verlaine Court, appeared in protest.

SALLY ASKIN, Queensridge, appeared in approval.

MACK DENESER, Queensridge, appeared in approval.

JOSEPH RIDEL, Queensridge, 9429 Queens Charlotte, appeared in approval.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 26 – ZON-1340

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related related Item 25 [GPA-1333], Item 27 [VAR-1342] and Item 28 [SDR-1341] for further discussion.

(7:49 – 8:38)

2-570

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1333) to an MLA (Medium-Low Attached Density Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Per the approved Peccole Ranch Traffic Signal Participation proposal and the subsequent breakdown of Parcel 18 by Parcel Map PM-36-97, contribute \$29,771.00 prior to the issuance of building or grading permits, whichever may occur first, as required by the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 26 – ZON-1340

CONDITIONS – Continued:

6. A site-specific update to the approved Master Peccole Ranch Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis update prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Traffic impact Analysis update. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1342 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Variance TO ALLOW 0.79 ACRES OF OPEN SPACE WHERE 2.72 ACRES ARE REQUIRED on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre], Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

30

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

NOTE: COMMISSIONER McSWAIN disclosed that Crestdale Associates has not been a client of her firm for over a year and a half, so she will vote on this request.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the companion rezoning request for R-PD zoning generates the requirement for open space based on a formula provided in the Zoning Code. The applicant initially provided a site plan to show 166 fee simple lots averaging about 2,700 square feet, with only about 29% of the open space required by the code. A revised site plan has increased that open space to about 45% of the requirement, although not all of the identified area would qualify as open space. The applicant has now provided a third plan and a letter requesting that the open space requirement be met by designating over three acres of open

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 27 – VAR-1342

MINUTES – Continued:

space. The overall design of the site and the lot yield remains unchanged, but the extra open space is to be obtained by applying an access easement to most of the fee simple lots in the subdivision. The applicant's intent is to develop paths through the unwalled rear yards of these privately owned homes within the easement areas. Most of the homes are only separated from the home behind by about 18 feet, which would mean a five foot wide path would be within about six or seven feet of the houses on either side. A major concern of staff is that the City would have no control over or be aware of any future homeowners association decision to rescind such an easement. The applicant has proposed that the City could be a party to such an easement agreement, but such an arrangement would not be easy for the City to monitor. A recommended approach is to place the required amount of open space, as in the case of the private streets in the development, into a separate common lot owned and maintained by the homeowners association. The applicant has indicated that since this site is located within the Queensridge community, the full amount of open space is not needed due to the golf course and other recreational amenities. However, not all residents will participate in those activities. Variances can only be supported when a hardship is not self-imposed or financial in nature. In this case, this application does not meet that test. Staff recommended denial.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. The open space meets the code requirements. They would want to calculate all of the jogging paths within the project. Some of those paths do not meet the code requirements, so a Variance is needed. There will be a system of jogging paths in a resort residential development, tennis courts, swimming pool, other open space within the community, participation in the Queensridge open space project next to a golf course and participation rights in the country club structure, so this is a situation where the amount of open space is justified. This is an odd shaped lot, which makes it extraordinary.

TODD FARLOW, 240 North 19th Street, was concerned about what would happen if this project fell through.

DAVID CHAMBERS, 9312 Verlaine Court, appeared in protest.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 27 – VAR-1342

MINUTES – Continued:

SALLY ASKIN, Queensridge, appeared in approval.

MACK DENESER, Queensridge, appeared in approval.

JOSEPH RIDEL, Queensridge, 9429 Queens Charlotte, appeared in approval.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 25 [GPA-1333], Item 26 [ZON-1340], and Item 28 [SDR-1341] for further discussion.

(7:49 – 8:38)
2-570

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1340) and Site Development Plan Review (SDR-1341).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1341 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Site Development Plan Review FOR A PROPOSED 166 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre], Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

30

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and conditions amended as follows:

Amendment to Condition 5:

- The setbacks for this development shall be a minimum of *5 feet or less* to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side or the corner side, and 10 feet in the rear, and *10 feet to the building front*;

Additional Sentence to Condition 7:

- An appropriate buffer as approved by the Planning and Development Department be proved along the western boundary to adequately buffer the existing single family residence;

Additional Condition:

- Prohibit boundary line walls between or behind lots within subdivision, not including the perimeter wall; and,

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 28 – SDR-1341

MOTION – Continued:

Additional Condition:

- **Any substantive changes to current site plan be heard by the Planning Commission and City Council at a Public Hearing -**

UNANIMOUS

To be heard by the City Council on 2/5/2003.

NOTE: COMMISSIONER McSWAIN disclosed that Crestdale Associates has not been a client of her firm for over a year and a half, so she will vote on this request.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan places about 15 lots along the west boundary where on the adjacent site there are seven lots. The applicant has indicated the adjacent lots would not be negatively affected since the subject site is several feet lower than the existing homes. All the lots will contain two-story homes with five-foot long driveways. The applicant has indicated that homeowner association conditions will require residents to park within the two-car garages that are part of each dwelling. However, on-street parking can be expected to occur on the 39-foot wide private streets in this development. Staff recommended denial.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. The residents will have the right to use the parking lot at the country club.

DAVID CHAMBERS, 9312 Verlaine Court, appeared in protest.

SALLY ASKIN, Queensridge, appeared in approval.

MACK DENESER, Queensridge, appeared in approval.

JOSEPH RIDEL, Queensridge, 9429 Queens Charlotte, appeared in approval.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 28 – SDR-1341

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 25 [GPA-1333], Item 26 [ZON-1340], and Item 27 [VAR-1342] for further discussion.

(7:49 – 8:38)

2-570

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-1340) to an R-PD10 (Residential Planned Development - 10 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side or the corner side, and 10 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect open space areas with a minimum width of 15 feet.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 28 – SDR-1341

CONDITIONS – Continued:

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The gated entrance shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 28 – SDR-1341

CONDITIONS – Continued:

16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for ZON-1340, Z-0043-98, and all other site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-1398 - CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 1.60 acres located on the west side of Lamb Boulevard approximately 750 feet south of Washington Avenue (APN: 140-30-701-013 and 140-30-701-014), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – APPROVED - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this is a 1.5 acre site on Lamb Boulevard, south of Washington Avenue, where a previous project was approved for a commercial development, which was an Auto Zone store, on the southerly portion of this site. No General Plan Amendment was processed. The City received an application for a commercial development on the northern portion of the site and at that time realized the problem. This application would bring this site up to the SC (Service Commercial) General Plan designation. A community meeting was held where two persons attended. They were in favor of the commercial designation. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 29 – GPA-1398

MINUTES – Continued:

ROY HALES, 867 North Lamb Boulevard, Space 1, asked when the dimensions will be discussed. MARGO WHEELER answered that the application for the Site Development Plan Review for the proposed commercial project is scheduled for the 1/23/2003 Planning Commission meeting.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:38 – 8:41)

2-2530

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1323 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP
- Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his in-laws have property across the street

To be heard by the City Council on 2/5/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the density is a reasonable transition from the middle school to the west and single-family homes to the east. It conforms to the L (Low Density Residential) designation. Staff recommended approval subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 30 – ZON-1323

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 31 [SDR-1324], Item 32 [VAC-1320] and Item 33 [VAC-1321] for further discussion.

(8:57 – 9:08)
2-2671

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the issuance of any permits or the recordation of any Map dividing this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
4. Construct half-street improvements on Buffalo Drive and Ahey Road adjacent to this site concurrent with development of this site. Limits of construction on Ahey Road may be adjusted to reflect vacated rights-of-way, if rights-of-way are vacated. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Alternatively, the applicant may participate in the public improvement project for the Buffalo Drive improvements.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 30 – ZON-1323

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 30 – ZON-1323

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1324 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP
 - Request for a Site Development Plan Review FOR A 14 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre, Ward 4 (Brown)).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Condition 4 amended as follows:

- *demonstrate that prior to a tentative map, access is provided to the common element -*

UNANIMOUS with TRUESDELL abstaining as his in-laws have property across the street

To be heard by the City Council on 2/5/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is an extension of the Day Dawn Estates subdivision to the south and southwest of the site. There are 14 lots. Staff would like more detailed calculations in regard to the open space and access to the common element. There needs to be some access provided either by the elimination of Lot 11 or Lot 14, or another way to make sure that residents have access to the common element. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 31 – SDR-1324

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. The applicant would be willing to remove Lots 11 or 14. The access would be on the Buffalo Drive side of the property. They would be willing to work with staff on this request prior to the City Council hearing.

COMMISSIONER McSWAIN wondered if there should be a condition regarding the access. MR. CLAPSADDLE responded that Condition 4 indicates that the site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a tentative map, to eliminate either Lot 11 or Lot 14. Perhaps that condition could be amended to *demonstrate that prior to a tentative map, access is provided to the common element.*

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 30 [ZON-1323], Item 32 [VAC-1320] and Item 33 [VAC-1321] for further discussion.

(8:57 – 9:08)
2-2671

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-1323) to an R-PD5 (Residential Planned Development – Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to eliminate either lot 11 or lot 14 to provide access to the greenbelt/common element.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 31 – SDR-1324

CONDITIONS – Continued:

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a landscape plan for the greenbelt/common area, including the access area as required by Title 19. All perimeter landscaping shall be minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 16 feet in the rear.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 31 – SDR-1324

CONDITIONS – Continued:

Public Works

14. Petition of Vacation VAC-1231, VAC-1320 and VAC-1321 shall record prior to the recordation of any Final Maps for this site. If either of these Vacations are not recorded this site development plan shall be voided and a new site development plan must be submitted that acknowledges the development of the existing right-of-way.
15. Dedicate an appropriate radius for terminating public roads adjacent to this site for the terminus of Ahey Road prior to the issuance of any permits.
16. Dedicate 25 feet radii at the northwest and southwest corners of Buffalo Drive and the proposed unnamed public street.
17. Construct the full radial terminus of Ahey Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1323 and all other subsequent site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1320 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP
- Petition to vacate a portion of Ahey Road generally located west of Buffalo Drive, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and reconsideration to delete *and relinquishment of interest* in Condition 8 - **UNANIMOUS** with **TRUESDELL** abstaining as his in-laws have property across the street

NOTE: There was a previous motion by **GALATI** to **APPROVE** subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining as his in-laws have property across the street.

To be heard by the City Council on 2/5/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, gave the staff report on the previous applications. Staff recommended approval subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant. The City was paid for this Vacation from the Regional Transportation Commission. If it is vacated it would have to be worked out with the RTC and the City prior to the City Council hearing.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 32 – VAC-1320

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

ROBERT GENZER, Director, Planning and Development, recommended deleting *and relinquishment of interest* in Condition 8. Subsequently, VICE CHAIRMAN QUINN requested this item be reconsidered and amended to delete *and relinquishment of interest*. COMMISSIONER GALATI then made a motion for Approval subject to conditions and deletion of *and relinquishment of interest* in Condition 8.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See related Item 30 [ZON-1323], Item 31 [SDR-1324] and Item 33 [VAC-1321] for further discussion.

(8:57 – 9:08)

2-2671

CONDITIONS:

1. This Order of Vacation must record concurrently with VAC-1321 that vacates the southern portion of Ahey Road. If either Order of Vacation cannot record then neither Order of Vacation shall record.
2. The City shall be reimbursed the original purchase price of \$43, 050.00 for the north half of Ahey Road west of Buffalo Drive prior to recordation of the Order of Vacation.
3. An agreement reimbursing the cost of changes to the already completed construction plans, for Special Improvement District No. 1480 - Cheyenne Ave to Lone Mountain Rd. and any additional engineering fees, to the City of Las Vegas must be completed prior to recordation of the Order of Vacation. Contact the Special Improvements District section the City of Las Vegas Department of Public Works to prepare this agreement.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-1323 may be used to satisfy this condition.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 32 – VAC-1320

CONDITIONS – Continued:

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation and relinquishment of interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1321 - NEVADA HOMES GROUP - Petition to vacate a portion of Ahey Road and Gowan Road, generally located west of Buffalo Drive, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with Condition 9 amended to delete *and relinquishment of interest* - **UNANIMOUS** with **TRUEDELL** abstaining as his in-laws have property across the street

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUEDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, gave the staff report on the previous applications. Staff recommended approval subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 33 – VAC-1321

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 30 [ZON-1323], Item 31 [SDR-1324] and Item 32 [VAC-1320] for further discussion.

(8:57 – 9:08)

2-2671

CONDITIONS:

1. This Order of Vacation must record concurrently with VAC-1320 that vacates the northern portion of Ahey Road. If either Order of Vacation cannot record then neither Order of Vacation shall record.
2. The City shall be reimbursed the original purchase price of \$43,050.00 for the south half of Ahey Road, west of Buffalo Drive prior to recordation of the Order of Vacation.
3. An agreement reimbursing the cost of changes to the already completed construction plans for Special Improvement District No. 1480 - Cheyenne Ave to Lone Mountain Rd. and any additional engineering fees to the City of Las Vegas must be completed prior to recordation of the Order of Vacation. Contact the Special Improvements District section the City of Las Vegas Department of Public Works to prepare this agreement.
4. This Vacation Application shall be revised to exclude the portion along the north side of Gowan Road and the spandrel area at the northwest corner of Gowan Road and Buffalo Drive.
5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-1323 may be used to satisfy this condition.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 33 – VAC-1321

CONDITIONS – Continued:

6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
8. All development shall be in conformance with code requirements and design standards of all City departments.
9. The Order of Vacation and relinquishment of interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-1339 - PARDEE HOMES OF NEVADA, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-003, 004, and 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) will allow the development of a 66 lot residential subdivision on a 10.16 acre site. The site is designated as L (Low Density Residential) in the General Plan, which allows residential densities of up to 5.5 units per acre. If this is approved, the proposed R-3 (Residential Planned Development - 3 Units per Acre) zoning district, which allows a density of up to 3.49 units per acre, would be in conformation with the L (Low Density Residential) land use designation. This provides an acceptable density transition from Town Center residential densities on the east of the site to rural densities on the west of the site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 34 – ZON-1339

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of Perma-Bilt Homes. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. He was concerned about the setbacks. The homes that face east and west, to meet the new energy conservation standards, should be staggered so that one house does not block the sunlight of another house. If the setbacks are set in stone, he is against this project.

MR. LEOBOLD responded that in Condition 5 of the site plan it indicates the setbacks are 18 feet to the front of the garage and five feet on the side, 10 feet on the corner side, and 15 feet in the rear.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 35 [SDR-1336] for further discussion.

(9:08 – 9:13)

2-3220

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Vacation Application (VAC-0039-02) shall record prior to recordation of a final map for this site.
4. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 40 feet for Tee Pee Lane and a 54-foot radius at the southwest corner of Elkhorn Road and Tee Pee Lane prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 34 – ZON-1339

CONDITIONS – Continued:

5. Construct half-street improvements including appropriate overpaving on Tee Pee Lane and Elkhorn Road (if legally able) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 34 – ZON-1339

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1336 - PARDEE HOMES OF NEVADA, ET AL, ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-001 through 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 7 amended to add the following sentence:

- *Landscaping on the west side of Tee Pee Lane shall meet the Town Center Development Standards -*

UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the site plan shows the lots averaging about 7,700 square feet with a common access from Elkhorn Road, using 39-foot wide private streets. There is open space as required in R-PD developments. There needs to be a precise calculation of the open space by the applicant. Perimeter buffering and landscaping appear to meet code requirements. All the lots will contain one-story, four or five bedroom homes, with two or three car garages. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 35 – 1336

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 35 [SDR-1336] for further discussion.

(9:08 – 9:13)

2-3220

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-1339) to an R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a detailed calculation showing that the required amount of open space is being provided.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 35 – 1336

CONDITIONS – Continued:

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Petition of Vacation VAC-0039-02 shall record prior to the recordation of any Final Maps for this site. If this Vacation is not recorded this site development plan shall be voided and a new site development plan must be submitted that acknowledges the development of the existing right-of-way.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 35 – 1336

CONDITIONS – Continued:

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Meet with the Clark County School District to provide pedestrian access easements, if necessary, at a mutually acceptable location prior to the submittal of any construction drawings for this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Site development to comply with all applicable conditions of approval for ZON-1339, Z-0079-01, and all other subsequent site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1277 - PETER ELIADES - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (SEXUALLY ORIENTED BUSINESS) on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Variance is for an expansion of the Olympic Garden facility to provide additional washroom and change room space within the existing building and within an addition of the south side of the existing structure. The request does not seek to add space to the building, but for support facilities. Variances can only be supported when the hardship is not self-imposed or financial in nature. In this case, the application is intended to better serve the principal uses of the building. Due to the lack of direct impact on the level of activity on the site related to the non-conforming use, approval is recommended subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 36 – VAR-1277

MINUTES – Continued:

ALLAN ROSE, 3633 Veneer Lane, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 37 [VAR-1276] and Item 38 [SDR-1278] for further discussion.
(9:13 – 9:22)
2-3530

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1278).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1276 - PETER ELIADES - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Variance would place a portion of the southwest corner of the building, which is currently 20 feet from the adjacent property line, to within four feet of that line. Variances can only be supported when a hardship is not self-imposed or financial in nature. In this case, the subject site is irregular in shape and the extent of the non-conformity is rather minor, being limited to one corner of the site, and does not apply along an entire property boundary. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 37 – VAR-1276

MINUTES – Continued:

ALLAN ROSE, 3633 Veneer Lane, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 36 [VAR-1277] and Item 38 [SDR-1278] for further discussion.
(9:13 – 9:22)
2-3530

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1278).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1278 - PETER ELIADES - Request for a Site Development Plan Review and a Waiver of the landscape requirements FOR A PROPOSED RESTROOM AND EMPLOYEE DRESSING ROOM EXPANSION on a portion of 1.63 acres located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and Condition 10 amended to add *all new* at the beginning of the sentence - **UNANIMOUS**

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan will allow the development of 1,912 square feet of additional space for restrooms and changing on two floors in the building. The addition complies with all setback requirements, except for the minimum side yard requirement. Loading zones need to be identified on the site plan. The applicant would like to waive perimeter landscaping around the existing parking lot in the rear of the building. However, there is a need to upgrade the landscaping and streetscape appearance along the Las Vegas Boulevard side of the site. A condition of approval would require that landscape and streetscape improvements be developed along that frontage of the entire site in accordance with the standards provided in the Downtown Centennial Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 38 – SDR-1278

MINUTES – Continued:

ALLAN ROSE, 3633 Veneer Lane, appeared on behalf of the applicant. In regard to Condition 8, the landscape designs that are in force for that corridor would require more landscaping and push back the parking area. They would like to work with staff in regard to the landscaping. In regard to Condition 10 referring to the parking lot lighting, he requested the words *all new* be added at the beginning of the sentence. He concurred with the conditions with the above amendments.

MR. LEOBOLD agreed to the additional verbiage in Condition 10. They would like to see the landscaping done. Staff would work with the applicant on any adjustment to the parking.

TODD FARLOW, 240 North 19th Street, felt this property needs more landscaping.

ROBERT GENZER, Director, Planning and Development, said staff would prefer Condition 8 remain as written. It can always be amended if there is a change worked out prior to the City Council hearing.

There was no further discussion.

CHAIRMAN TRUESDELL felt the landscaping is critical on the success of that corridor. He declared the Public Hearing closed.

NOTE: See related Item 36 [VAR-1277] and Item 37 [VAR-1276] for further discussion.
(9:13 – 9:22)

2-3530

CONDITIONS:

Planning and Development

1. Approval of and conformance to the conditions of approval for VAR-1277 and VAR-1276.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 38 – SDR-1278

CONDITIONS – Continued:

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the location of the required loading zones.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The landscaping plan shall identify landscaping and sidewalk treatments for the Las Vegas Boulevard frontage of the site, in accordance with the provisions of the Downtown Centennial Plan.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 38 – SDR-1278

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-1294 - GOOD EARTH ENTERPRISES INC. - Request for a Special Use Permit FOR AN ASSISTED LIVING APARTMENT COMPLEX (300 units) located at 233 South 6th Street (APN: 139-34-611-036) and 232 South 7th Street (APN: 139-34-611-037), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 39 [SUP-1294] and Item 40 [VAR-1295] to the 1/23/2003 Planning Commission meeting to address issues regarding a related application - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that his office is located within the notice area. He did not feel that would affect his ability to vote on an abeyance motion.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 39 [SUP-1294] and Item 40 [VAR-1295] be held in abeyance to the 1/23/2003 Planning Commission meeting to address issues regarding a related application. Staff has met with the applicant and has a letter on file requesting the abeyance.

No one appeared in order to represent the application.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 39 – SUP-1294

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [SUP-1294] and Item 40 [VAR-1295] was held under Item 39 [SUP-1294].

(6:10 – 6:11)

1-250

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1295 - GOOD EARTH ENTERPRISES, INC. - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 70 PARKING SPACES ARE REQUIRED FOR A PROPOSED ASSISTED LIVING APARTMENT COMPLEX (300 Units) located at 233 South 6th Street and 232 South 7th Street (APN's: 139-34-611-034, 036, 037, and 039), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 39 [SUP-1294] and Item 40 [VAR-1295] to the 1/23/2003 Planning Commission meeting to address issues regarding a related application - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that his office is located within the notice area. He did not feel that would affect his ability to vote on an abeyance motion.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 39 [SUP-1294] and Item 40 [VAR-1295] be held in abeyance to the 1/23/2003 Planning Commission meeting.

No one appeared in order to represent the application.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 40 – VAR-1295

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [SUP-1294] and Item 40 [VAR-1295] was held under Item 39 [SUP-1294].

(6:10 – 6:11)

1-250

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VAR-1337 - ANDREW FONFA - Request for a Variance TO ALLOW A ZERO-FOOT SIDE SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED for a proposed restaurant with drive-through on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with McSWAIN voting NO

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, said the applicant's justification letter states this Variance request is to build on the east property line with a one hour exterior fire wall and parapet. The existing building to the south is also built on property lines for approximately 150 feet by 30 feet in height. The proposed building would be on the property line for about 65 feet with a 17 foot height. There is no evidence of unique or extraordinary circumstances in that the applicant has not demonstrated any hardship. Alternative designs are possible that would allow construction and conformance with Title 19 setback requirements. In addition, the deviation of 100% from the standard is an excessive departure from the development standards. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 41 – VAR-1337

MINUTES – Continued:

PHILIP GABLE, 340 Happy Canyon Road, Pahrump, Nevada appeared on behalf of the applicant. Almost all the buildings along Sahara Avenue are built on the property line. They had to plot the building in a certain location because there is an ingress/egress easement to the building and property behind the subject property that the applicant does not own. The applicant has to grant access to that site. This applicant will be putting in two commercial driveways. There is no parking Variance required in this application, so they feel this site is not being overbuilt. It is only a 1,500 square foot building.

TODD FARLOW, 240 North 19th Street, appeared in protest. This property may not be overbuilt, but they are trying to compensate for a property that is overbuilt. That is why they gave the egress for the building behind them. The applicant has backed themselves into a corner and now they want the City to get them out.

CHAIRMAN TRUESDELL said he did not feel this site is appropriate for another building because it is too small.

COMMISSIONER GOYNES added that he is familiar with this shopping center. It is a heavily used shopping center in the evenings. There is a traffic circulation problem in the center. There is also an issue with the buses.

COMMISSIONER McSWAIN asked if this building were placed on the property line, if it would be acceptable for this site. MR. LEOBOLD responded that there are setback requirements in the code. The applicant is trying to obtain relief from those requirements. A test for a Variance is whether it could be avoided through designing the building differently, placing it in a different location on the property, or constrained by circumstances or an irregular site. MR. GABLE added that the building is placed at a certain location on the property because there is a 20-foot easement in the center of the property.

COMMISSIONER McSWAIN commented that there are no parking issues. MR. LEOBOLD said the parking is limited because there is no seating in the restaurant. MR. GABLE added that the parcel has been designed for a seating restaurant.

COMMISSIONER GALATI noted that the other properties have zero lot lines. Having a delivery type restaurant in the main ingress to the other building creates a problem. The width is so narrow that only angle parking would work.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 41 – VAR-1337

MINUTES – Continued:

COMMISSIONER GOYNES pointed out that there are three or four curb cuts, a bus shelter, and persons walking in the area. This restaurant will add to the traffic problem.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 42 [SDR-1338] for further discussion.

(9:22 – 9:36)

3-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-1338 - ANDREW FONFA - Request for a Site Development Plan Review and a Reduction of the perimeter landscape requirement FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH (DOMINO'S PIZZA) on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:**GOYNES – DENIED – UNANIMOUS with McSWAIN voting NO****To be heard by the City Council on 2/5/2003.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan presents a rectangular shaped site for development with an existing fast food restaurant. The restaurant is for pick-up and delivery only. Water kiosks are to be located on the east portion of the site, as well as south of the Burger King restaurant. Due to the existing development on this site, it is felt that any additional development represents an attempt to overbuild the site, as well as disrupting the existing circulation of traffic. A majority of the landscaping is located in small planters predominantly planted with shrubs. A reduction in the amount of required perimeter landscaping is requested. The applicant stated in the justification letter that planters have been placed on all

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 42 – SDR-1338

MINUTES – Continued:

four sides of this building and within the parking lot. Therefore, this is only a small reduction in the required amount of plants. Staff does not feel that the landscaping represents a small reduction in the required amount of landscaping. However, as the site is currently designed, provision of additional landscaping would be difficult. A condition is recommended to provide that all trees, shrubs and ground cover in the planters be in accordance with planting and spacing requirements of the Las Vegas Urban Design Guidelines and Standards. A condition is also recommended to carry the façade articulation around the building on the south elevation to maintain continuity. Staff recommended denial.

PHILIP GABLE, 340 Happy Canyon Road, Pahrump, Nevada appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 41 [VAR-1337] for further discussion.
(9:22 – 9:36)

3-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1286 - BARTON & KARRIE ROBERTS - Request for a Variance TO ALLOW A 1.5-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED CARPORT on property located at 8736 Potenza Lane (APN: 163-05-614-047), R-1 (Single Family Residential) Zone, Ward 2 (L. B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN TRUESDELL brought this item forward after the Consent items were heard as the applicant advised staff that he would be unable to stay at the meeting until the item would be heard. He declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant is proposing to build an attached carport 1.5 feet from the side property line. It will be attached to the east side of the home set back from the existing attached garage. The applicant has cited security for this request. Variances can only be supported when a hardship is not self-imposed or financial in nature. Staff recommended denial as there is no hardship associated with this request.

BARTON ROBERTS, 8736 Potenza Lane, said he has experienced vandalism and theft of his vehicle. Also, his teenage children have to park on the street. He is trying to abide by the regulations. The carport will meet the minimum one-hour fire rated requirement. It will be bordered with Spanish tile so it will have the appearance of the remainder of the roof line. He needs this extra space.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 43 – VAR-1286

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in approval as long as there is a signed statement from the adjoining property owner in agreement.

MR. ROBERTS responded that he submitted support letters to staff from his neighbors to the east and across the street. The wall will be solid, stucco exterior, wallboard interior with insulation. There will be an 18-inch space between a wrought iron fence and the wall.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:14 – 6:20)

1-560

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1296 - DENNIS AND CLAUDINE HANSON - Request for a Variance TO ALLOW THE FLOOR AREA OF A PROPOSED DETACHED GARAGE (2,400 Square Feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (2,100 Square Feet) AND TO ALLOW THE HEIGHT OF THE DETACHED GARAGE (17'4") TO EXCEED THE HEIGHT OF THE MAIN DWELLING (11'5") AND TO ALLOW AN EXISTING DETACHED SHED ZERO FEET FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM REQUIRED FOR DETACHED ACCESSORY STRUCTURES on property located at 811 Kenny Way (APN: 139-32-404-003), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – GARAGE APPROVED subject to conditions - UNANIMOUS

McSWAIN – SHED WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the 2,400 square foot detached garage exceeds the main dwelling, which is 2,100 square feet. It is 17'4" and exceeds the height of the main dwelling, which is 11'5". The residential development standards of the zoning code prohibit detached structures from exceeding the dimensions of the main structure.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 44 – VAR-1296

MINUTES – Continued:

In regard to the shed, Variances can only be imposed when the hardship is not self-imposed or financial in nature. In this case, the applicant can design the detached structure to meet the code. The garage could have been made smaller and shed built with the proper permits. This application consists of a proposed use and one of an existing use. Perhaps each aspect should be handled separately. Staff recommended denial.

DENNIS HANSON, 811 Kenny Way, said he is requesting the garage in order to be able to park his motor home, which is in the sun, and boat, which is in storage. This lot is long and narrow. There are a number of garages in the neighborhood that are just as large. The house is old and has eight-foot high ceilings and low roof. The garage will not be seen from the street. He would like to cover as much ground as possible to reduce the landscaping and watering. He plans to remove the shed as soon as the garage is completed.

TODD FARLOW, 240 North 19th Street, appeared in protest. He noticed three service vehicles parked in the driveway that were shown on the monitor. He wondered if this garage will be used in support of a business. A future owner may feel that the garage could be used in that manner. This will set a bad precedent.

CHAIRMAN TRUESDELL asked staff if this were a garage that was added to the rear of the house, whether it would be acceptable. MR. LEOBOLD explained that if it were attached to the principle structure, then it would be part of that structure.

MR. HANSON said he does not intend to use the garage for a business. The neighbors do not have a problem with this request.

CHAIRMAN TRUESDELL asked if the access would be off an alley on Kenny Way. MR. HANSON answered in the affirmative.

MR. LEOBOLD clarified that there are three properties in this block that have permitted garages.

COMMISSIONER McSWAIN said she did not feel that this would impose on the neighbors and the garage is not visible from the front of the house.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 44 – VAR-1296

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:36 – 9:47)

3-620

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall apply for a permit for the existing detached shed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1305 - CURTIS ALBERT - Request for a Variance TO ALLOW A PROPOSED DETACHED GARAGE (2,400 square feet) TO EXCEED THE FLOOR AREA OF THE MAIN DWELLING (1,850 square feet) on property located at 7110 Jeanette Street (APN: 125-24-102-003), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 2/13/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 2/13/2003 Planning Commission meeting in order to resolve some issues.

CURTIS ALBERT, 7110 Jeanette Street, said he would like to have this item held in abeyance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1312 - ANTONIA AND GRACIELLO VILLEDA - Request for a Variance TO ALLOW FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on property adjacent to the east side of Pecos Road, approximately 125 feet south of Sunrise Avenue (APN: 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – Motion carried with GALATI and TRUESDELL voting NO

This is final action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant is proposing to create four lots on the site, each having a width of 56 feet, where R-1 (Single Family Residential) zoning requires a lot width of 65 feet. The applicant intends to develop the four lots with affordable housing. Variances can only be supported when a hardship in question is not self-imposed or financial in nature. In this case, the applicant can create two lots on the site and meet the code. Staff recommended denial.

TIM AYALA, 4600 Sunset Road, Henderson, Nevada appeared on behalf of the applicants. They are trying to divide the land in order to provide one-story, single-family affordable homes. The homes will be 1,300 square feet. They meet the setback requirements. There is the same type of land division on the south side of this property. He concurred with the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 46 – VAR-1312

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if there is an alley or street on the east side of the property. CHAIRMAN TRUESDELL said it is a street. MR. LEOBOLD clarified that it is Pearl Street.

COMMISSIONER McSWAIN asked if there are side-loaded garages in the back of the houses. MR. AYALA explained there are two car garages, which are side loaded in the back because of the narrow lots. He explained on the monitor that the back yards are large. They need a Variance due to the smaller width of the lots.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:53 – 9:56)
3-1253

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

2. Construct half-street improvements including appropriate overpaving (if legally able) on Pearl Street adjacent to this site concurrent with development of this site. Also, extend widened paving northward to tie into existing improvements along Sunrise Avenue concurrent with development of this site.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 46 – VAR-1312

CONDITIONS – Continued:

4. Provide public sewer to each of the four lots comprising this overall site. Extend public sewer to the south edge of this site to a depth and location acceptable to the City Engineer. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-1330 - SALLIE FULLER - Request for a Variance TO ALLOW A FIVE-FOOT TALL OPEN WROUGHT IRON FENCE IN THE FRONT YARD SETBACK WHERE A FOUR-FOOT TALL FENCE WITH THE TOP TWO VERTICAL FEET, FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 0.13 acres at 1424 Balzar Avenue (APN: 139-21-510-297), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant has erected a five-foot high wrought iron fence in the front yard. It is a sliding fence to cover the entrance. Recent burglaries have prompted the erection of the fence. Variances can only be supported when a hardship is not self-imposed or financial in nature. Across the main street to the west are some eight-foot high wrought iron fences in conjunction with apartment and commercial developments, but not in this immediate residential area. Staff recommended denial.

RICHARD FULLER, 1424 Balzar Avenue, appeared on behalf of his mother, SALLIE FULLER. When his mother was burglarized his brothers and he decided to build a security fence on her property. The arch makes the fence too tall.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 47 – VAR-1330

MINUTES – Continued:

COMMISSIONER McSWAIN commented that she felt the fence was attractive.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:53 – 9:56)

3-1253

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall submit for all permits required for the existing fence and for the existing carport.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-1178 - MATRIX CONSTRUCTION - Request for a Special Use Permit for PRIVATE STREETS WITHIN A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that Title 19.04.050 of the code states that the Planning Commission may deny the creation of any other private street if it would have any of the following effects:

- a. Negatively affect traffic circulation on public streets;
- b. Impair access to property either on-site or off-site to the subdivision;
- c. Impair access to or from public facilities including schools, parks and libraries; or
- d. Delay the response time of emergency vehicles.

The proposed 37-foot wide private streets will not negatively affect the public streets or access to the subdivision. In addition, private streets will not impair access to or from public facilities nor delay response time. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 48 – SUP-1178

MINUTES – Continued:

ROBERT LEWIS, Orion Engineering & Survey, 3068 East Sunset Road, #9, appeared on behalf of the applicant. He concurred with staff's conditions.

RONALD THOMAS, 7745 Maggie Street, appeared to ask if there will be a Site Development Plan Review for this project. MR. LEOBOLD said that since this property is zoned R-E (Residence Estates) that a Site Development Plan Review is not required.

MR. LEWIS added that they plan to submit a Tentative Map, which should be before the Planning Commission in February.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 49 [VAC-1177] for further discussion.

(9:56 – 10:02)

3-1364

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to Section 19.04.050(B) of the Las Vegas Zoning Code.
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City shall be permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 48 – SUP-1178

CONDITIONS – Continued:

Public Works

7. A Homeowner's Association shall be established to maintain all private streets.
8. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1177 - MATRIX CONSTRUCTION - Petition to vacate a portion of the southern 50 feet of Iron Mountain Road, generally located between Conough Lane and Buffalo Drive, and a portion of the eastern 30 feet of Conough Lane between Iron Mountain Road and Maggie Street, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant's justification letter states that Iron Mountain Road is currently dedicated at 50 feet to the centerline. The applicant is requesting the right-of-way be dedicated to the centerline to accommodate Public Works comments. The applicant originally requested only 20 feet of right-of-way. In addition, the applicant is requesting to vacate to the centerline of Conough Lane from Iron Mountain Road to Maggie Street. Again, that is being requested to address Public Works comments affecting the size and shape of the project from the original request. It should be noted that the west side of Conough Lane and the north side of Iron Mountain Road fall within the Floyd Lamb State Park area and those other halves have never been dedicated as rural lands. The subject portions of the public right-of-way of Iron Mountain Road and Conough Lane are currently not used for access to any occupied parcels and will be incorporated into the future residential development. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 49 – VAC-1177

MINUTES – Continued:

ROBERT LEWIS, Orion Engineering & Survey, 3068 East Sunset Road, #9, appeared on behalf of the applicant. He concurred with staff's conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 48 [SUP-1178] for further discussion.

(9:56 – 10:02)

3-1364

CONDITIONS:

1. An application to vacate the remaining portion of Iron Mountain Road between Coke Street and Buffalo Drive, within Clark County, must be approved by Clark County and both orders of vacation shall record simultaneously. If either order to vacate can not record then neither order to vacate shall record.
2. Conough Lane must be terminated in a manner acceptable to The Department of Public Works.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 49 – VAC-1177

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-1335 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS - Request for a Special Use Permit FOR MANUFACTURING OF CONSTRUCTION EQUIPMENT on 1.73 acres located at 1821 & 1825 West Bonanza Road (APN: 139-28-401-011, 012, 013), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Ahern Rentals is a vendor of her firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the area south of Bonanza Road and up to the freeway on the West Las Vegas Plan is designated for a mix of C-2 (General Commercial) and C-M (Commercial/Industrial). A Special Use Permit is required for the manufacturing use. This use is compatible with the established and anticipated land uses from the south side of Bonanza Road back to the freeway. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 50 – SUP-1335

MINUTES – Continued:

BRUCE BILYEU, Ahern Rentals, 1785 West Bonanza Road, appeared on behalf of the application. He requested that they be allowed to provide a Parcel Map, not a Commercial Subdivision.

MR. CLAPSADDLE said the applicant has the option to do a Commercial Subdivision or Parcel Map to be recorded prior to the Certificate of Occupancy for the assembly construction.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

CARL ARMSTRONG, Bonanza Village, 1931 Fair Avenue, noted that Ahern Rentals owns another parcel that faces Bonanza Road and goes to Washington Avenue.

MR. BILYEU was uncertain as to how the other parcel is going to be developed.

COMMISSIONER EVANS asked if the construction equipment involves a fair degree of noise. MR. BILYEU said there will be some noise associated with their business as they will be manufacturing forklifts and putting water trucks on the back of chassis, but the noise will not be significant.

COMMISSIONER EVANS asked the hours of operation as he wondered if the noise from this business would disturb the adjacent residents. However, since there are no adjacent residents attending this meeting, he assumed the noise is not an issue with them. MR. BILYEU said the hours of operation are 6:00 a.m. to 5:00 p.m.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 51 [SDR-1334] for further discussion.

(10:02 – 10:13)

3-1575

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 50 – SUP-1335

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1334) and other approved subsequent site-related actions.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1334 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED MANUFACTURING AND PARTS WAREHOUSE on 5.2 acres located at 1721, 1821, and 1825 West Bonanza Road (APN: 139-28-401-010 through 015), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 5 amended as follows:

- The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to insure that the four temporary shade structures become permanent structures or be removed. -

UNANIMOUS with McSWAIN abstaining as Ahern Rentals is a vendor of her firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the site development takes in additional parcels that is covered by the Special Use Permit, which is required for the assembly of construction equipment. A multi-use trail is required along the south side of Bonanza Road. Also, the Regional Transportation Commission Pioneer Trail is located along the north side of

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 51 – SDR-1334

MINUTES – Continued:

Bonanza Road. It is also an R-PN. There are no parcels within this development that are affected by the R-PN. There is a condition to require a commercial subdivision for the five parcels. The main reason is parking. Any parking concerns can be alleviated by a Commercial Subdivision for the five parcels. The assembly will take place in a 21,989 square foot building. There is also going to be a 4,000 square foot operations office. The project conforms to all the standards of C-M and C-2. The parking is adequate when you take the entire site into consideration. Staff recommended approval subject to the conditions.

BRUCE BILYEU, Ahern Rentals, 1785 West Bonanza Road, appeared on behalf of the application. He requested that they be allowed to provide a Parcel Map, not a Commercial Subdivision. In regard to Condition 5 where it indicates a 20 x 50 foot wash that is located toward the rear of the property, the Nevada Department of Transportation is going to take the back part of that property. There is going to be a 20-foot wall where there will be an overpass for the Rancho exit. They would prefer to work with staff on that issue.

MR. CLAPSADDLE said the applicant has the option to do a Commercial Subdivision or Parcel Map to be recorded prior to the Certificate of Occupancy for the assembly construction. In regard to the 20' x 50' foot wash, he felt that given the height of the wall, staff would not object to having that condition amended to indicate the applicant could work with staff on that issue.

TODD FARLOW, 240 North 19th Street, said he was concerned about the landscaping along Bonanza Road. He does not want any existing landscaping to be torn out.

CARL ARMSTRONG, Bonanza Village, 1931 Fair Avenue, noted that Ahern Rentals owns another parcel that faces Bonanza Road and goes to Washington Avenue. He wanted to make sure this development has nothing to do with that area in terms of heavy machinery because there is residential in the area and does not want the heavy equipment to be seen on the Washington Avenue side of this facility. He wants tall landscaping so that the heavy equipment cannot be seen.

MR. BILYEU was uncertain as to how the other parcel is going to be developed. This proposal does not include that property across the street.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 51 – SDR-1334

MINUTES – Continued:

MR. CLAPSADDLE pointed out that Condition 7 indicates the landscaping shall be in accordance with the planting and space requirements of the Las Vegas Urban Design Guidelines and Standards. This application does not have anything to do with the parcel across Bonanza Road.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 50 [SUP-1335] for further discussion.

(10:02 – 10:13)

3-1575

CONDITIONS:

Planning and Development

1. A Commercial Subdivision or Parcel Map shall be recorded prior to Certificate of Occupancy, all other permits may be applied for, for the following parcels (APNs: 139-28-401-010 through 020, and 139-28-401).
2. A Reinstatement and Extension of Time for an approved Rezoning (EOT-1332) shall be approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to relocate the 20' x 50' wash rack more internal to the site and that the four temporary shade structures become permanent structures or be removed.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003

Planning & Development Department

Item 51 – SDR-1334

CONDITIONS:

7. All trees, shrubs and groundcover in the proposed planters on the landscape plan shall be in accordance with the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-84-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-1403 - NEVADA HOMES GROUP - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that last July there was a request for a Special Use Permit for a church on the southern part of this property that also required a Variance to the Residential Adjacency Standards. This application has added that parcel to the north of the site so now there is access to Lake Mead Boulevard. The Residential Adjacency Variance is no longer needed and not a part of this application. The site plan indicates that all the access to the church is out to Lake Mead Boulevard. Therefore, this is a different application than the previous application. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 52 – SUP-1403

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. The previous application that was referred to by staff was denied by this Planning Commission. It was located on the second parcel back from Lake Mead Boulevard. The issue was that it did not have sole access to Lake Mead Boulevard. At that time this applicant did not have the ability to purchase the property in the corner because it was Clark County property that had not been put up for auction. Inbetween the time this applicant was working with the neighbors to work out conditions for the previous application, the County put that parcel up for auction. This applicant obtained the property the day before the City Council hearing and asked the City Council to table the application indefinitely so they could annex that property into the City and submit revised plans showing the church on the corner parcel.

There is significant landscaping on this site plan. The building will only be 22 feet high. It is just a single story structure. There have been many meetings with the neighbors. There are some windows up above on the side of the church, but they are just for light. The church at its current location has a security watchman at night, which will be continued at the subject location. He concurred with the conditions.

MR. CLAPSADDLE felt that the security could not be enforced by the City.

ROBERT GENZER, Director, Planning and Development, requested the applicant's representative to explain what is indicated in the drawing on the south side of this parcel. ATTORNEY ROWE explained that they intend to put desert landscaping on that portion of the property.

TODD FARLOW, 240 North 19th Street, wondered if the applicant is agreeable to the trail.

COMMISSIONER GALATI asked staff if they have seen this site plan because there is a difference in the parking, different entrance, etc.

MR. LEOBOLD said the site plan that was used to write the Staff Report was the one that shows the 60 feet of developed land in the back with a small amount of parking in front of the church.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 52 – SUP-1403

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 53 [SDR-1402] for further discussion.
(10:13 – 10:26)
3-2058

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the provision of a loading zone in accordance with the requirements of the Zoning Code.

Public Works

5. All site-related conditions of approval that are contained in Site Development Plan Review SDR-1402 must be addressed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1402 - NEVADA HOMES GROUP - Request for a Site Development Plan Review FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions with the following amendments:

- *1. Conformance with the conditions of approval for SUP-1403.*
- *4. The site plan shall be revised to state that there be a multi-use transportation trail along the south side of Lake Mead Boulevard;*
- *6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch non-deciduous trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters; and,*
- *12. The applicant shall submit a revised elevation for the western wall prior to the submittal of building permits -*

UNANIMOUS

To be heard by the City Council on 2/5/2003.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 53 – SDR-1402

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the church is two stories and approximately 8,000 square feet. All the standards of the code are being met, with the exception of the loading zone, which is very minor. There is a multi-use transportation trail required along the south side of Lake Mead Boulevard. Condition 4 should be amended to state that a multi-use transportation trail along the south side of Lake Mead Boulevard should be required. In regard to Condition 1, the reference to ZON-1403 should be changed to SUP-1403. The access is on Lake Mead Boulevard. Staff recommended approval subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He requested Condition 6 be modified so that there would be only non-deciduous trees on the western property line. That is at the request of the neighbors. They have told the neighbors on the western property line that if they want one or two coarses added to the wall that could be done.

MR. CLAPSADDLE said staff would be agreeable to adding *non-deciduous* trees to Condition 6. In regard to Condition 12, he said that condition could read: *The applicant shall submit a revised elevation for the western wall prior to the submittal of building permits.*

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 52 [SUP-1403] for further discussion.

(10:13 – 10:26)

3-2058

CONDITIONS:

Planning and Development

1. Conformance with the conditions of approval for ZON-1403.
2. This Site Development Plan Review shall expire two years from date of final approval unless **it is exercised** or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 53 – SDR-1402

CONDITIONS – Continued:

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect conformance to the loading zone standards of Title 19.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a [satisfactory](#) manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.].
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 53 – SDR-1402

CONDITIONS – Continued:

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct all incomplete half-street improvements including appropriate overpaving on Shadow Mountain Place adjacent to this site concurrent with development of this site. Provide an [appropriate](#) paved transition to tie into existing pavement south of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Extend public sanitary sewer to the south edge of this site along an alignment and to a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with the intent of Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 53 – SDR-1402

CONDITIONS – Continued:

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1298 - LEWIS CENTER PARKING, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF DAYSIDE INC. - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Building Setback Standards FOR A PROPOSED EIGHT LEVEL PARKING GARAGE WITH GROUND LEVEL RETAIL (17,959 Square Feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard (APN: 139-34-210-050 and 051), C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – ABEYANCE to the 1/23/2003 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER TRUESDELL disclosed that the Roman Catholic Diocese is a client of his firm. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that since the Roman Catholic Diocese is not the applicant, he could vote on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item is for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Standards. In this case, it is not setback standards, but rather stepback. The Downtown Centennial Plan Standards call for stepback of a minimum of five feet at the building levels of four and eight. This is a ground floor retail and parking structure building. The intent of the standards is being met by an architectural feature in the form of the metal banners that will be built into the building at the

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 54 – SDR-1298

MINUTES – Continued:

fourth level. Therefore, the intent of the stepback standards is being met and it is more important to allow for the development of the parking structure to continue at the same design standards than to do that stepback. The design of a parking structure is lost if the design of the different parking levels is changed. In this case, staff believes the waiver is appropriate. The standards of the downtown streetscapes are being met. Therefore, Condition 4 should be amended to insure that the downtown standards are met. Provision of approximately 18,000 square feet of ground floor retail and over 400 parking spaces furthers the intent of the Downtown Centennial Plan and a positive addition to downtown. Staff recommended approval subject to the conditions.

RON BURES, Dayside, Inc., 4175 Cameron Street, Suite A, appeared as the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. He asked for clarification of the Staff Report. It sounded like the downtown plans are being met, but there is something involved that they were not met. He would like to see this property developed.

ERNIE FREGGIARO, 2480 East Tompkins Avenue, appeared on behalf of Bishop Joseph Pepe and the Roman Catholic Diocese. The Diocese does not oppose this use. However, he was concerned about the setbacks and request for a waiver. The Diocese has been at their location since 1908. He found out about this application on 12/30/2002. The Staff Report indicates that the front setback has a zero lot line, which is not a problem. On the side setback there is a required 10-foot setback and they are providing zero. The corner setback is 15 feet and they are providing 18 feet. A 20-foot setback is required in the rear and they are providing zero. He objected to the zero setback directly adjacent to their facility. They submitted a letter to staff and COMMISSIONER EVANS responded that it is in the Commissioners backup material.

MS. WHEELER said that in the Downtown Centennial Plan area the setback requirements are not required to comply with the underlying zoning. Those requirements allow structures to be built to the property lines. The short side is the Lewis Street side, which makes that the front and Casino Center the side. The setback for the buildings in the downtown area are not required; therefore, 100% lot coverage is allowed within the downtown district. What is referenced in the Staff Report is the underlying zoning standard. In this case, the building meets the setback requirements because 100% building coverage is allowed in this district. It is the stepback at the fourth floor level that is the function of the waiver. With the proper construction type the building can be built at the property line. Many other buildings in the downtown area are built to the property line.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 54 – SDR-1298

MINUTES – Continued:

FATHER TIMOTHY WEHN, Pastor of St. Joan of Arc, 315 South Casino Center Boulevard, appeared in approval. The rectory is used for the church offices, meetings and residence for the priests. Since this request is for a parking garage, they would definitely like the setback from the property line of 20 feet and assurance that the wall will be solid facing the rectory. Due to the noise from the garage, it would greatly impact the rectory. He was also concerned about trash pickups and deliveries that utilize the alley. He uses the alley for access to the rectory and it is congested at the present time.

COMMISSIONER EVANS thought the church is not in opposition, but there has not been any dialogue with this developer. MR. BURES said he has spoken with Pastor Wynn's secretary. She asked if parking could be provided for the church overflow on Sunday mornings. Facing the church is a four-hour fire-rated solid block wall.

COMMISSIONER EVANS felt the preservation of St. Joan of Arch is his first concern. He thought there should be more discussions between the church and applicant. He made a motion to have this application held in abeyance to work out all the issues.

MR. BURES said that 20-foot setbacks would stop the request since this site is so small.

MR. FREGGIARO added that the Roman Catholic Diocese has always been consistent in supporting the existing codes. If staff verifies that it is legal as to what they are proposing, they would be supportive. He would be willing to work with the applicant.

COMMISSIONER GOYNES thought the details need to be worked out prior to the Planning Commission taking action.

ROBERT GENZER, Director, Planning and Development, noted that if this item is held in abeyance it could not be heard at the 2/5/2003 City Council meeting as it is presently scheduled.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26 – 10:46)

3-2666

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1318 - PECCOLE NEVADA CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED RETAIL ADDITION to the Fort Apache Commons Shopping Center on a portion of 8.76 acres located at the southwest corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI not voting

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a request for a 20,430 square foot building that is a retail component of the expansion to this shopping center. There is a 32,610 square foot office expansion as well. All the requirements of the code have been met in terms of parking and landscaping. There was a meeting with the Peccole Ranch Homeowners Association. Along the south side of the property the eight-foot high decorative wall should be extended to be consistent with the existing wall. No exterior lighting should be allowed facing Paseo. There is also a condition requiring a Master Sign Plan at a later date. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 55 – SDR-1318

MINUTES – Continued:

CLYDE SPITZE, AMEC Engineering, 4670 South Fort Apache Road, Suite 180, appeared on behalf of the applicant. This property has been worked on since the mid-90's with the development of Freddy's Car Wash and Service Station. There was a site plan review with that project. Subsequently, there was a request for a tavern, which was approved, but was changed to Mimi's Café. There was a site plan review of that project. This site was again revised when the Chili's came in where the commercial area was reduced to allow for that development. They had a hearing on the tavern in which this site plan should have been included. This is the site plan for the remainder of the property. They have agreed to the development of the eight-foot high wall to the south of this project. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. He felt Peccole made an agreement with the residents and now they want to change it.

WILDA CHEVERS, 9012 Covered Wagon Avenue, appeared in protest. There was a hearing at the City Council meeting yesterday in which she said there was an agreement related to the Special Use Permit. The entire agreement had been previously approved by the City Council on 1/25/1999. Yesterday none of those stipulations were considered, except for the retail portion. The applicant indicated there will be an eight foot high wall. Also, there will not be any exterior lighting on the Paseo side. There are still many questions. They have never met with the applicant. She asked the following:

1. Will Peccole be providing private security for the area?
2. Will there be any gaming in the proposed retail facilities?
3. Is the loading and trash pickup on the west side of the development?

ALEXANDER HAMILTON, 9000 Covered Wagon Avenue, appeared in protest. When the tavern was approved, there was a stipulation that it would not be built until the entire project was built. The applicant was going to supply security. In talking with BRUCE BAYNE of Peccole, he agreed to move the trash pickup to the west wall to cut down on the noise.

MR. SPITZE said TSI is the security division of the Peccole Nevada Corporation. That will be provided as in their other shopping centers. There will not be any gaming in the retail portion, only in the tavern area. The trash enclosures are covered, one behind the tavern, one behind the office space, and two against the southerly wall. They are within walking distance of the retail area. There is an eight-foot high wall in the back. It is difficult to control the time in which the trash is picked up. They have over 150 extra parking spaces.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 55 – SDR-1318

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:46 –10:58)

4-20

CONDITIONS:

Planning and Development

1. Prior to construction, the developer will construct a wall along the Paseo eight feet in height and designed to match the existing walls along the Paseo. The developer, after construction of this wall, will use green windscreen material along the Paseo wall during construction.
2. There will be no exterior lighted signage that faces the Paseo area. A signage Design Plan for the entire project shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.
3. The landscaping plans shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the minimum required number of loading spaces.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 55 – SDR-1318

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable conditions of approval for Z-0139-88 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SNC-1282 - WOODSIDE TALAVERDE LIMITED LIABILITY COMPANY - Request for a Street Name Change FROM: Torn Moccasin Street TO: Corsicana Street; FROM: Old Leather Avenue TO: Kingsland Avenue; and FROM: Knife Wing Street TO: Marble Falls Street on property generally located at the southwest corner of Mountain Shadow Road and Vista Run Drive, Ward 2 (L. B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are two standards that staff looks at in regard to street name changes. One standard is that they make sure they are in conformance with the naming and address assignment regulations, which they are. Another standard is that there are no objections from the Fire Department or Public Works. Staff recommended approval subject to the conditions.

STEVE BUSKEVICIOUS, Carter & Burgess, Inc., 6655 Bermuda Road, appeared on behalf of the applicant. He concurred with the condition.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 56 – SNC-1282

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:58 – 11:00)
4-400

CONDITION:

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1284 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST
- Petition to vacate U.S. Government patent easements generally located adjacent to the southeast corner of El Capitan Way and Centennial Parkway, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant intends to incorporate these patent reservations into the adjacent parcels. These patents are not currently in use, so they will not result in traffic handling capability in the area. Furthermore, this Vacation will not result in any landlocked parcels. Public Works Department has no objection to this Vacation request. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 57 – VAC-1284

MINUTES – Continued:

There was no one present to represent the application.

ROBERT GENZER, Director, Planning and Development, added that the conditions are standard, so he recommended that this item be acted upon.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:00 11:02)

4-454

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1329 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME - Petition to vacate a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home is involved with their firms

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant's justification letter states that this site is currently being designed for single-family development and the Vacation of these easements is necessary. The subject portions of public rights-of-way are currently not used for access to any occupied parcels and will be incorporated in the future development of Iron Mountain Ranch. Staff recommended approval subject to the conditions.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She concurred with the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 58 – VAC-1329

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:02 – 11:03)

4-524

CONDITIONS:

1. Dedicate or obtain dedication of right-of-way; the north 25.5 foot half-street of Brent Lane and the right-of-way to terminate Unicorn Street in a manner acceptable to the Department of Public Works, prior to or concurrent with the recordation of this Order of Vacation.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 58 – VAC-1329

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1310 - ADVENT UNITED METHODIST CHURCH - Request for a Site Development Plan Review FOR AN EXISTING MODULAR BUILDING TO BE CONVERTED TO A PERMANENT BUILDING on 1.25 acres on property located at 3460 North Rancho Drive (APN: 138-12-710-046), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 1/23/2003 Planning Commission meeting – UNANIMOUS with EVANS not voting

MINUTES:

GARY LEOBOLD, Planning and Development, stated the site plan would allow the conversion of a temporary modular building used for classes and community group space to a permanent structure. If permanent status is granted, kitchen and washroom facilities will be added at a later date. The modular structure is considered an ancillary use to the principle religious facility use on the site and is permitted under the current C-2 (General Commercial) zoning. Changes are required to the site plan to correctly identify existing canopy area and parking spaces on the site. Improved ground cover and dust control are indicated as conditions of approval. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 59 – SDR-1310

MINUTES – Continued:

RONALD THOMPSON, custodian of the church and member of the trustee board, appeared on behalf of the application. A year ago they obtained their occupancy permit for this building, which has been used for church functions and community functions. During one of the functions a member requested that this building could be expanded to put in washrooms and a kitchen. That person offered to finance and pay for the improvements for this building. Presently it is on an administrative permit for two years and they would like to make it permanent so it can be improved. He concurred with the conditions.

ROBERT GENZER, Director, Planning and Development, asked MR. LEOBOLD if it has been verified with Building and Safety whether this structure can qualify as permanent. MR. LEOBOLD replied that it has not been verified.

CHAIRMAN TRUESDELL was concerned that the applicant may not be aware of all the conditions. MR. LEOBOLD felt the conditions could be complied with.

COMMISSIONER QUINN felt it is going to be difficult to put in a kitchen in a modular building.

MR. LEOBOLD said staff's understanding is that the kitchen and bathroom facilities are not part of this application.

MR. GENZER recommended holding this item in abeyance for two weeks to ascertain whether this structure can be made permanent according to the building codes. He suggested the applicant's architect meet with the Building Department, with the Planning and Development Department staff in attendance.

COMMISSIONER QUINN requested the applicant to check with the Health Department.

There was no further discussion.

(11:03 – 11:10)

4-584

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1326 - SUNBELT ENTERPRISES - Request for a Site Development Review FOR A 24,000 SQUARE FOOT BUILDING AND REMODEL OF AN EXISTING 77,000 SQUARE FOOT COMMERCIAL BUILDING on 9.88 acres at 4500 North Tenaya Way (APN: 138-03-601-003), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with additional amendments that the existing landscaping to remain as it and any new landscaping to conform to Title 19 and approved by the Planning and Development staff, existing property line wall to remain as is, all new parking lot lighting be limited to 20 feet in height, north elevation painted compatible with balance of project in manner acceptable to the Planning and Development staff - **UNANIMOUS**

This is final action.

NOTE: CHAIRMAN TRUESDELL disclosed that agents in his office oftentimes assist Swisher & Hall in various projects, but that does not affect his ability to make a fair and honest judgment on this project.

MINUTES:

GARY LEOBOLD, Planning and Development, stated the proposed development represents a logical and efficient use of this site. It will provide for a range of retail uses and office space that will serve local residents in the surrounding communities. The site plan depicts a 24,000 square foot building addition to be located on the west portion of the site where an existing loading dock

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 60 – SDR-1326

MINUTES – Continued:

and covered parking will be removed. Access to this site is provided via the Craig Road/Tenaya Way commercial subdivision to the south. Additionally, the applicant is proposing a new ingress/egress point at Tenaya Way. The layout is an efficient use of this site, given its irregular shape and restricted access to the north and east. A revised landscape plan will be required prior to issuance of a building permit in order to insure compliance with the specific quantities of the development standards. The one-story, 36 foot high retail building with “turret” towers and some facades reaching as high as 50 feet, would display a fully-articulated design and a variety of facing materials and colors on the south, east and west elevations. The north elevation, however, is not clearly depicted. Since the north elevation faces single-family dwellings, submittal to staff of a revised north elevation prior to construction is recommended. Condition 2 should be revised to delete the first bullet, which references the multi-use transportation trail on Tenaya Way. That trail was in the joint trails agreement in November of last year. Staff recommended approval subject to the conditions.

STEVE SWISHER, Swisher & Hall, 7520 West Rome Boulevard, appeared as the architect for the project. They are taking the old Payless Cashways store, which is currently vacant, and redeveloping it for general retail. The owner has secured the site with fencing, added additional landscaping, and boarded up the building. They held a neighborhood meeting and found that the neighbors were in favor.

Some of the conditions need to be modified. Wherever new landscaping is put in they will comply with the requirements. However, there is sufficient existing landscaping on all the boundaries of the property and a lot of the trees have matured so it would be difficult to put them in at 20 feet. They would be willing to work with staff on the landscaping. On the north elevation there is existing mature landscaping along the property line so there will not be any changes made to that elevation. It is an existing situation that has been there for ten years and does not represent a hardship to the neighbors. To make enhancements to the elevation would add unnecessary costs to the project and be of limited benefit.

In addition, there is a request to add contrasting materials to the existing block wall. That wall has been there a long time with landscaping against it.

The lights are being requested at a height of 20 feet. They would like the lights to remain as they are at the present time.

This site has had numerous flood studies done on it and all of the new additions are within the existing footprint of the lumber yard and in the developed area. An expensive flood study would not be necessary. He concurred with the other conditions.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 60 – SDR-1326

MINUTES – Continued:

COMMISSIONER QUINN thought that just an update to the flood study could be done. DAVID GUERRA, Public Works, said that he was unaware if this site is in a flood zone.

There was no further discussion.

(11:10 – 11:20)
4-800

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect:
3. A Multi-use Transportation Trail along the east side of Tenaya Way. This trail shall be 20 feet in width, with 15 feet of the alignment within the subject site, in accordance with the cross-section shown on Exhibit 1 of the Transportation Trails Plan. A revised landscape plan, as a separate plan from the site plan, shall be submitted to staff, in order to ensure specific compliance with current landscaping standards. The provision of bicycle parking within, or directly adjacent to, the parking lot area at a conspicuous location (or locations). The minimum bicycle parking required shall be equivalent to the area of one standard parking stall or sufficient parking for a minimum of eight bicycles.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, to reflect one planter per each six parking spaces within the parking area (south and west parking lots).

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 60 – SDR-1326

CONDITIONS – Continued:

7. The north elevation shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to minimize impact on the adjacent residential uses. Landscaping tall and dense enough to buffer and screen the north elevation may suffice, if approved by Planning and Development Department staff.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 60 – SDR-1326

CONDITIONS – Continued:

16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 60 – SDR-1326

CONDITIONS – Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Z-0105-93 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1327 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR PARK IMPROVEMENTS, INCLUDING SOCCER FIELDS, BASKETBALL COURTS, PICNIC AREAS AND CONCESSION/RESTROOM AREA on 46 acres at 1400 North Decatur Boulevard (Ed Fountain Park) (APN: 139-30-101-004), C-V (Civic) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with Condition 2 amended to indicate 30 foot high light poles - UNANIMOUS

This is final action.

MINUTES:

GARY LEOBOLD, Planning and Development, stated the site plan depicts an orderly arrangement of park amenities, which includes five lighted soccer fields, three grass and two artificial turf, and two basketball courts, a plaza area, restroom, restaurant and concession facilities. A meandering pedestrian trail traverses the eastern, western and southern edges of the site adjacent to the soccer fields. Existing chain link fencing is located around the perimeter of the site, as well as ten-foot tall chain link fencing encompassing the two artificial turf soccer fields. The proposed park will be accessed via an existing parking lot from Decatur Boulevard and from an access point via the new parking area adjacent to Vegas Drive.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 61 – SDR-1327

MINUTES – Continued:

The total parking provided is 453 spaces, including 18 handicapped accessible spaces. The proposed landscaping is appropriate for the site. It is depicted along the Vegas Drive frontage. The perimeter landscaping is depicted in planters varying in width from 10 to 60 feet. Landscaping along Vegas Drive is shown in a 30-foot wide planter. A variety of tree sizes and species are provided. The building elevations for the restroom, concession stand and storage structures indicate a mix of dark brown concrete block with white tan accents and blue metal roof. The building elevations for the restroom and concession stand are appropriate. Staff recommended approval subject to the conditions.

DAN HILL, 94 Megan Drive, Henderson, Nevada appeared on behalf of the applicant. He objected to the 20-foot high light poles. They prefer 30 feet, which is standard for parks.

ROBERT GENZER, Director, Planning and Development, said he spoke with Public Works and changing the light poles to 30 feet would be acceptable.

There was no further discussion.

(11:20 – 11:25)
4-1220

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. All exterior lighting shall meet the standards of Title 19.08.060(C).
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 61 – SDR-1327

CONDITIONS – Continued:

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
10. A Traffic Impact Analysis or other information acceptable to the Traffic Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - TXT-1279 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19, Section 19.12.090 to authorize the City to impose minimum landscaping requirements on multi-family developments that were approved before minimum requirements were established.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED – Motion carried with NIGRO voting NO

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, City of Las Vegas Liaison for Ward 1, said this Bill was drafted to address blighted properties that have not maintained their landscaping. It stipulates that there should be a landscape plan. It allows the Planning Commission to hear appeals in order to address those concerns if the property owner cannot bring the property into compliance.

TODD FARLOW, 240 North 19th Street, appeared in approval. This Ordinance is long overdue.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 62 – TXT-1279

MINUTES - Continued:

MIKE GANSON, 1100 South 6th Street, appeared in approval. He requested that the landscaping be water sensitive. ROBERT GENZER, Director, Planning and Development, said that is covered in the current code, which has limitations on the amount of turf that is allowed in a project.

COMMISSIONER QUINN felt this would require the owner to enhance the landscaping, but not completely redo the landscaping.

COMMISSIONER McSWAIN wondered if there is another remedy. MR. RANKIN responded that if there is no landscape plan with the Planning and Development Department, the Department of Neighborhood Services has no way of forcing a property owner to bring the landscaping back to what it was originally. The City only wants to address problem properties. If an owner does not comply, they could go through the appeal process and if they still do not take care of their landscaping they can be taken into court and cited with a misdemeanor. The fine is \$1,000 or six months in jail. This applies to businesses, not private homes.

DEPUTY CITY ATTORNEY BRYAN SCOTT added that each property is looked at on a case by case basis.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:25 – 11:34)

4-1355

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIR-1209 - CITY OF LAS VEGAS - Discussion and possible action regarding the Historic designation of the Las Vegas Academy.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GALATI – APPROVED - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated the text in the title got inverted in the Staff Reports for Items 63 and 64. This building is already on the National Register of Historic sites. Staff has been working in the last year and a half to bring new properties into the City registry of historic buildings, which is allowed pursuant to Nevada Revised Statutes. The result is to require that in order to alter, remodel, build, demolish or remove an historically designated structure would require going before the City's Historic Preservation Commission. They would make a decision on the action of the proposed structure. Economic hardship is one of the considerations that can be made by the Historic Preservation Commission. If an owner of a historically designated property is not happy with the decision of the Commission, they could appeal to the City Council. The designation does not preclude repair, maintenance, painting, reroofing, landscaping that is not significant. The two structures that staff is requesting be designated on the City's Historical Registry are the Las Vegas Academy and the United States Post Office.

PLANNING COMMISSION MEETING OF JANUARY 9, 2003
Planning & Development Department
Item 63 – DIR-1209

MINUTES – Continued:

MIKE GANSON, 1100 South 6TH Street, said he has ADA and egress with the Las Vegas Academy. He wondered if the Academy was going to remodel the existing site and put in a cafeteria or theater to assist the school. He asked if the energy requirements have been addressed with the Clark County School District, as he was concerned about the costs involved.

CHAIRMAN TRUESDELL clarified that this Academy is already on the National Registry.

MS. WHEELER added that this request will not supersede any federal issues. All it indicates is if the building were to be significantly remodeled, demolished or altered it would require a review by the local Historical Preservation Commission. That Commission has agreed to this Ordinance.

COMMISSIONER GALATI noted that the federal guidelines are more stringent than what is being required in this Ordinance.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 63 [DIR-1209] and Item 64 [DIR-1210] was held under Item 63 [DIR-1209].

(11:34 – 11:37)

4-1710

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIR-1210 - CITY OF LAS VEGAS - Discussion and possible action regarding the Historic Designation of the United States Post Office and Courthouse.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GALATI – APPROVED - UNANIMOUS

To be heard by the City Council on 2/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated the text in the title got inverted in the Staff Reports for Items 63 and 64.

MIKE GANSON, 1100 South 6TH Street, appeared as a concerned citizen.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 63 [DIR-1209] and Item 64 [DIR-1210] was held under Item 63 [DIR-1209].

(11:34 – 11:37)

4-1710



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 9, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

TODD FARLOW, 240 North 19th Street, commented on COMMISSIONER NIGRO's participation at the Planning Commission meetings. COMMISSIONER EVANS gave him a book on energy indicating a study was done in the early 70's and an update in 1978. The City could write another chapter to that book. COMMISSIONER GALATI noted that there have been two follow-up books. A comment was made that the 2020 Master Plan Conservation Element was arbitrary. It was based upon a National Conservation Act of 1978, which is not arbitrary. He gave an article to COMMISSIONER QUINN stating that the Environmental Protection Agency has determined that the pollution inside the house is worse than outside. The air needs to be cleaned up.

MEETING ADJOURNED AT 11:45 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK